

13 The Avenue, Colchester, CO3 3PA



Freehold

Offers in excess of

£500,000

Subject to contract

No onward chain

4 bedrooms
3 reception rooms
2 bathrooms



Some details

General information

Located in one of Lexdens most prestigious roads is this impressive Victorian four bedroom, four storey terraced town house, benefiting from three reception rooms, basement kitchen, walled gardens and parking. The property is in need of modernisation throughout and offered For Sale with no onward chain.

Steps lead to the front door which lead into the entrance lobby with tiled flooring and glass panelled door to the entrance hall. The entrance hall has an impressive Victorian turning staircase from the ground floor to the second floor, stairs to the basement level, glass panelled door to the garden, radiator, and door to the formal living room.

The living room offers a large sash window with original wooden shutters to the front aspect, feature fireplace with gas living flame fire inset, radiator and squared arch to the sitting room, benefiting from large sash window with original wooden shutters, radiator and fitted shelving and cupboards to either side of the chimney stack.

The basement level hallway provides a door to the garden with external stairs to the main garden, radiator, large walk in storage cupboard, doors to the kitchen and formal dining room. The kitchen has a window to the rear aspect, eye and base level units with roll top worksurfaces, inset sink unit with mixer tap, built in double oven, electric hob and extractor over, space for appliances including a fridge/freezer, washing machine and dishwasher and a serving hatch to dining room which has a front facing window, large radiator and a feature cast iron fireplace with built in storage cupboards to either side of the chimney stack.

The first floor landing has a large sash window to the rear aspect, radiator, stairs to the second floor landing and doors to both the principle bedroom and family bathroom.

The principle bedroom offers two large sash windows to the front aspect, radiator, feature fire surround and double built in wardrobes to either side of the chimney stack.

The large family bathroom is of wet room style with sash window to the rear aspect, low level wc, wash hand basin, wall mounted shower, radiator and a range of fitted storage cupboards.

The second floor landing has a rear facing window, loft access and doors to the remaining three bedrooms, shower room and cloakroom.

Bedroom two offers a rear facing window, feature cast iron fireplace, picture rail, fitted wardrobe and radiator. Bedroom three has a front facing window, radiator and double fitted wardrobe. Bedroom four also has a front facing window and radiator.

The shower room has a double shower cubicle and wash hand basin, the cloakroom is approached by three steps and has a low level wc and a rear facing small window.



Located in one of Lexdens most prestigious roads is this impressive Victorian four bedroom four storey terraced town house. The property is in need of modernisation throughout and is offered For Sale with no onward chain.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



Entrance lobby

Entrance hall

Living room

13' 7" x 13' 5" (4.14m x 4.09m)

Sitting room

12' 11" x 11' 3" (3.94m x 3.43m)

Kitchen

13' 5" x 9' 3" (4.09m x 2.82m)

Dining room

13' 2" x 11' 7" (4.01m x 3.53m)

Bedroom one

16' 8" x 13' 9" (5.08m x 4.19m)

Bedroom two

13' 3" x 11' 4" (4.04m x 3.45m)

Bedroom three

13' 10" x 9' 3" (4.22m x 2.82m)

Bedroom four

9' 10" x 8' 3" (3m x 2.51m)

Bathroom

13' 7" x 11' 3" (4.14m x 3.43m)

Shower room

Cloakroom



**Stay ahead
with early bird
alerts...**

Hear about homes for sale
before they are advertised
on Rightmove, On the Market
or in the paper.



Outside

To the front of the property there is a parking space directly outside the property and a shared crescent style driveway and lawned area with mature shrubs.

The rear garden is laid to patio with mature trees and shrubs enclosed by brick walling. Gate proving rear access to shared right of way to all gardens in this row.

Location

The property occupies a prominent position in one of Colchester leading residential roads and the lexden area is renowned for its excellent schools including Colchester Grammar School, St Marys School and the Girls High School. The area is well service with attractive open spaces, including Lexden Springs and Lexden Park.

The property is situated within walking distance of central Colchester, which offers a wide range of national retailers and specialist shops. There are bars and restaurants with multi screen cinema, Mercury Theatre and Art Gallery. There is an excellent choice of both state and independent schools for all ages and the university of Essex is located to the east of town. The mainline railway station has direct links to London Liverpool Street.

Important information

Council Tax Band - F

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - PLF

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

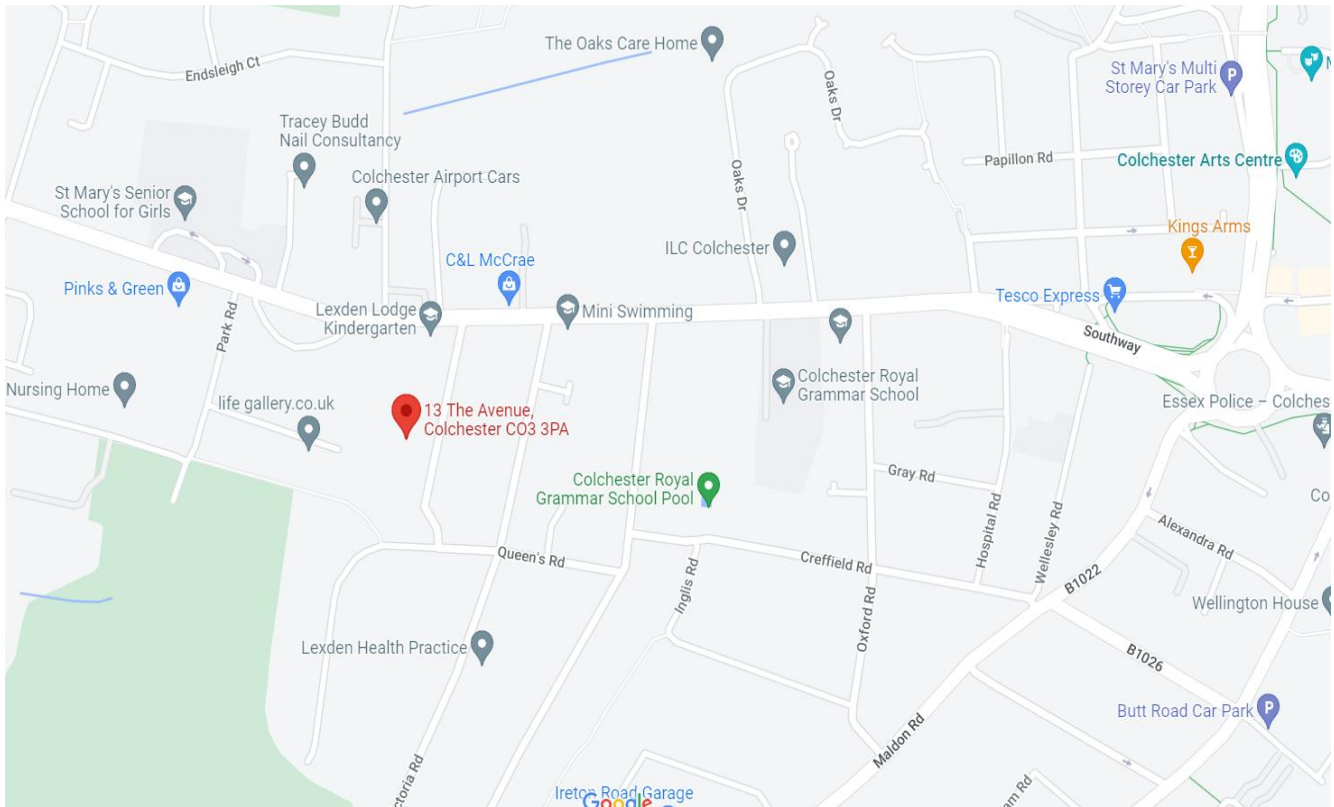
Viewing

To make an appointment to view this property please call us on 01206 763 388.

Have *your*
home valued
by us...

and get **FREE professional advice**. Book it now at

fennwright.co.uk



Directions

Proceed out of town along Lexden road, The Avenue can be found as the 4th turning on the left hand side where the property is located half way down on the right hand side.

To find out more or book a viewing

01206 763 388

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

