



## 2 bedroom Mid Terraced House located in Fairfax Road.

Guide Price  
£200,000



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# 1 Fairfax Mews

Fairfax Road  
Colchester  
CO2 7EW

## FULL DESCRIPTION

### OVERVIEW

\*\* GUIDE PRICE £200,000 - £225,000 \*\*

Located within walking distance to the City centre and station we are delighted to offer this two bedroom Victorian cottage which is tastefully presented throughout benefiting from allocated parking to rear and courtyard garden filled full of character.

### ENTRANCE LOBBY

Stairs to first floor.

### LOUNGE

**15' 2" x 14' 11" (4.62m x 4.55m)**

Double glazed sash window to front, radiator, under stairs recess.

### KITCHEN/DINER

**14' 10" x 8' 0" (4.52m x 2.44m)**

Ceramic one and a half bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, roll top work surfaces, built in oven, hob and extractor fan, space for fridge freezer, washing machine and dishwasher, wall mounted gas boiler, double glazed window to rear, stable door to courtyard.

### LANDING

Access to loft.

### BEDROOM ONE

**12' 9" x 12' 3" (3.89m x 3.73m)**

Two double glazed sash windows to front, radiator, storage cupboard, fitted wardrobes to one wall, exposed brick feature wall.

### BEDROOM TWO

**10' 2" x 8' 7" (3.1m x 2.62m)**

Double glazed window to rear, Velux window, radiator.

### BATHROOM

White suite comprising of panelled bath with shower above, pedestal wash basin, low level WC, extractor fan, radiator, obscure double glazed window to rear.

### OUTSIDE

There is a small courtyard to rear for outside seating area.

One allocated parking space as well as residents permit parking.



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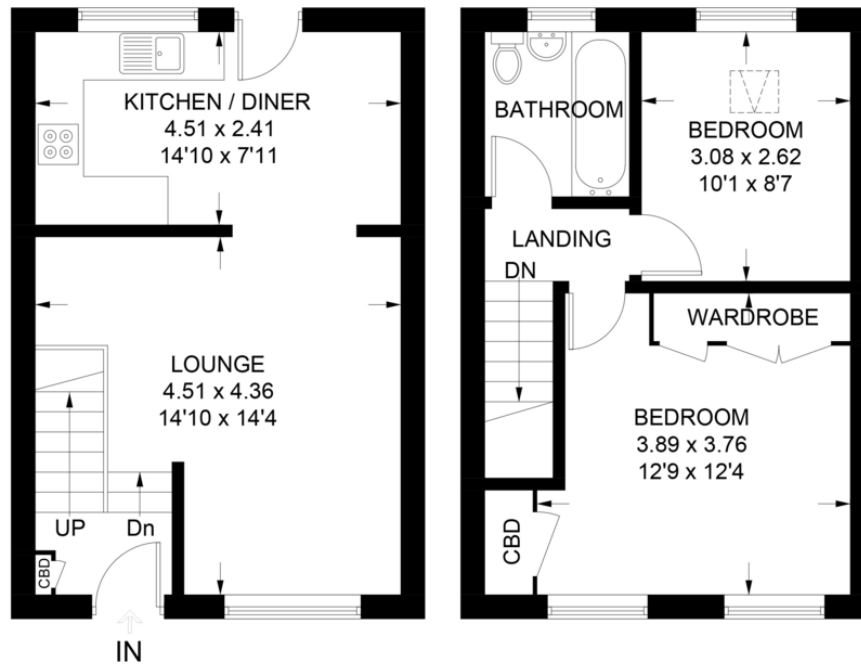




## FLOORPLAN

### Fairfax Mews

Approximate Gross Internal Area = 63.9 sq m / 687 sq ft



**Ground Floor**  
32.1 sq m / 345 sq ft

**First Floor**  
31.8 sq m / 342 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

## CONTACT

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