



2 THE CHANTRY, LEXDEN,

COLCHESTER, ESSEX CO3 3QR

**NP** NICHOLAS  
PERCIVAL

Enjoying a quiet cul-de-sac location, is this detached four bedroom family home, situated within the popular Lexden area of Colchester.

The property is comprised of a lounge / dining room, kitchen, family bathroom, three double bedrooms, one single bedroom, conservatory and ground floor cloakroom. The property enjoys a well-proportioned southerly facing enclosed rear garden. There is ample off road parking in addition to the single garage. The property offers the new owners the scope and opportunity to modernise and update the existing dwelling to suit their own requirements and tastes and thus create a wonderful family home.

Tenure Freehold | Gas Central Heating | EPC D | Council Tax Band E  
Tree Preservation Order Applies



Property

Enjoying a quiet cul-de-sac location within the popular Lexden area of Colchester, this detached family home offers the new owners the scope and opportunity to modernise and enhance the existing dwelling in order to suit their own tastes and requirements. The property is set back from the road and is approached via a driveway that offers ample off-road parking as well as access to the single garage. On entering the property the hallway provides access to the dual aspect sitting / dining room, with gas fireplace. Doors from the sitting area provide access to the conservatory to the rear.

The kitchen offers space for a free standing cooker, fridge-freezer and washing machine. There is ample storage provided by a good array of cupboards and drawers. The kitchen also houses the gas boiler. The snug to the front, and the cloakroom complete the ground-floor accommodation and is comprised of a handbasin and toilet. Ascending the stairs to the first floor there are three double bedrooms and one single. The main bedroom is dual aspect, bedrooms two and three are to the rear of the property and the fourth bedroom (the single) is to the front. The family bathroom completes the internal accommodation and is comprised of a bath

with shower mixer hose and curtain, pedestal handbasin and toilet.

Outside

To the front there is ample off-road parking in addition to the single garage. The enclosed southerly facing rear garden can be accessed via both the left and right-hand sides of the property. The garden is mainly laid to lawn with mature borders of shrubs and trees. To the rear of the garage, there is both a useful brick built shed and separate store room.

Situation

The Chantry is located in the desirable and sought after location of Lexden. Schooling options are first rate with a number of highly desirable establishments close at hand. The city of Colchester benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre. For the commuter the mainline railway station provides an inter-city connection to London in around 50 minutes, the A12 and A120 are also easily accessible for onward travel to Chelmsford and Stansted Airport.



## Agents Notes

Tree Preservation Order Applies.

The property offers the new owners ample opportunity to enhance and improve the existing dwelling.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked

to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





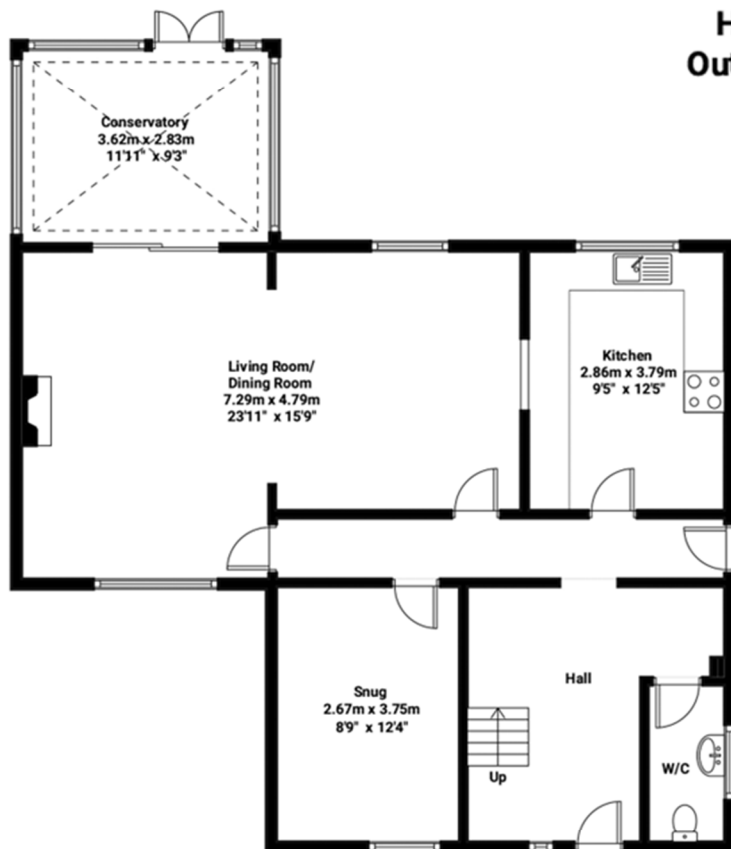
**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band E. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

NICHOLAS PERCIVAL are proud to be members of;

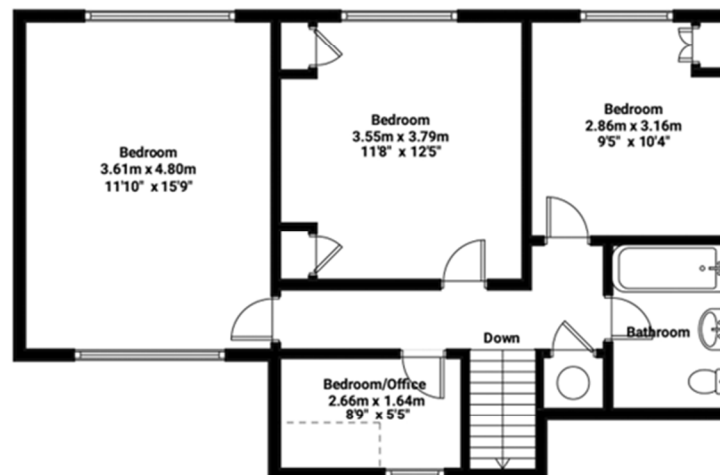




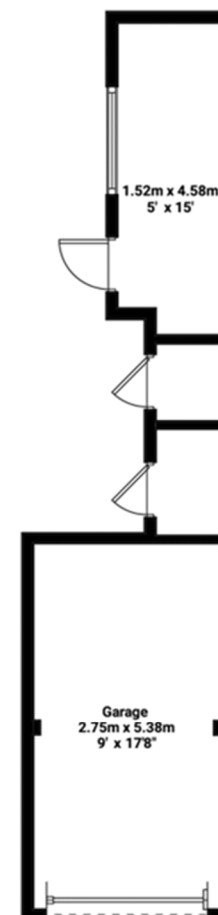
**TOTAL APPROXIMATE FLOOR AREA :**  
**1740.7 sq ft (161.72 sq mt)**  
**House : 1479.9 sq ft (137.48 sq mt)**  
**Outbuildings : 260.8 sq ft (24.24 sq mt)**



**Ground Floor**



**First Floor**



## The Chantry, Colchester

Illustration for identification purposes only. Measurements are approximate and not to scale.

