



Collingwood Road, COLCHESTER, CO3 9BB

welcome to

Collingwood Road, COLCHESTER

This beautifully presented terraced house is situated in the ever popular Lexden area of Colchester, offering excellent access to local shops, amenities, popular schooling and A12. Marks Tey train station and Colchester's mainline train station are a short drive away.



Early viewing is advised of this well presented family home situated on the popular west side of Colchester in Lexden. Ground floor accommodation comprises lounge, modern kitchen/diner and conservatory with access to garden. The first floor offers three bedrooms and a modern family bathroom. Externally there is off road parking and a well maintained enclosed rear garden.

Entrance Door To:

Entrance Porch

With door to:

Entrance Hall

Stairs to first floor, door to:

Lounge

14' 9" max x 11' 9" max (4.50m max x 3.58m max)

Upvc double glazed window to front, laminate flooring, built-in cupboard, radiator, door to:

Kitchen / Diner

17' 10" max x 8' 9" max (5.44m max x 2.67m max)

Upvc double glazed windows to rear, laminate flooring, range of modern matching base and eye level units, work surfaces with inset sink and drainer unit, integrated oven and hob, space for appliances, inset spotlights, radiator, upvc double glazed door to Conservatory.

Conservatory

13' 8" x 10' 10" (4.17m x 3.30m)

Upvc double glazed windows and doors to garden, tiled floor, radiator.

First Floor Accommodation

Landing

Built-in cupboard, doors to:

Bedroom One

12' 1" x 8' 9" (3.68m x 2.67m)

Upvc double glazed window to rear, carpet, radiator.

Bedroom Two

9' 10" x 8' 5" (3.00m x 2.57m)

Upvc double glazed window to front, carpet, radiator.

Bedroom Three

9' 3" max x 8' 8" max (2.82m max x 2.64m max)

Upvc double glazed window to front, carpet, radiator.

Family Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, low level w.c. and wash hand basin, heated towel rail, tiled floor, tiled walls, inset spotlights, upvc double glazed window to rear.

Outside

There is a driveway to front providing off road parking and a lawned section.

The rear garden commences with patio, the remainder being laid to lawn with inset shrubs, all enclosed by panel fencing.



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welcome to

Collingwood Road, COLCHESTER

- Well Presented Family Home
- Spacious Living Accommodation
- Modern Kitchen & Bathroom
- Three Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- Popular LEXDEN Location

Tenure: Freehold EPC Rating: C

offers in excess of

£300,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119648 - 0004

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