



Straight Road, Colchester, CO3 9BT

welcome to

Straight Road, Colchester

This lovely Victorian semi detached house is situated in the ever popular LEXDEN area of Colchester, offering excellent access to local amenities, popular schools, Tollgate Shopping Centre and A12. Colchester's city centre is also within easy reach, within around 2 miles.



Early viewing is advised of this attractive semi detached house offering well presented accommodation throughout.

Ground floor accommodation comprises spacious lounge/diner with wood burner, kitchen, utility area and shower room. The first floor benefits from master bedroom with feature fireplace and modern en suite bathroom, as well as second bedroom also with feature fireplace.

Externally there is a well maintained enclosed rear garden, garage/workshop and off road parking.

Entrance Door To:

Lounge / Diner

21' 3" x 12' max (6.48m x 3.66m max)

Upvc double glazed windows to front and rear, two radiators, laminate flooring, doorway to stairs to first floor, built-in storage cupboard under stairs, doorway to:

Kitchen

7' 11" max x 6' 11" max (2.41m max x 2.11m max)

Upvc double glazed window and door to side, matching white base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, tiled splashbacks, integrated oven and hob with extractor over, tiled floor, doorway to:

Utility Area

Work surfaces, space for appliances, tiled floor, upvc double glazed window to side, doorway to:

Shower Room

Shower cubicle, wash had basin set into vanity unit, low level w.c., large heated towel rail, tiled floor, upvc double glazed window to side.

First Floor Accommodation

Landing

With doors to:

Bedroom One

11' x 9' 4" (3.35m x 2.84m)

Upvc double glazed window to rear, radiator, feature cast iron fireplace, built-in cupboard, door to:

En Suite Bathroom

White suite comprising panel enclosed bath with shower over and screen, concealed cistern w.c. and wash hand basin set into vanity unit with cupboards and drawers, tiled floor, radiator, upvc double glazed window to rear and velux window, sloping ceiling.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Double glazed window to front, radiator, feature cast iron fireplace.

Outside

To the front there is a gateway providing access to front with low level brick wall. Side access gate to the rear.

The rear garden comprises of patio and lawned sections with inset shrubs and flowers, shed and garage/workshop, all enclosed by panel fencing,

The property benefits from Workshop/Garage measuring 19' 9 x 15' 2 with double opening doors, power and light available.



view this property online williamhbrown.co.uk/Property/CCS119827



welcome to

Straight Road, Colchester

- Victorian Semi Detached House
- Spacious Living Accommodation
- Kitchen & Utility Room
- Shower Room & Bathroom
- Two Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Workshop/Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000



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

view this property online [williamhbrown.co.uk/Property/CCS119827](https://www.williamhbrown.co.uk/Property/CCS119827)



Property Ref:
CCS119827 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)