



Hunters Corner, Straight Road, Colchester, CO3 9DA

welcome to

Hunters Corner, Straight Road, Colchester

Offered with a share of freehold, this ground floor maisonette is set in Colchester's sought-after Lexden area. Close to shops, Tollgate Retail Park, schools and the A12, it's an ideal choice for first-time buyers or investors seeking convenience.



Early viewing is strongly recommended for this well-presented ground floor maisonette, which comes with a share of the freehold and is ideally located on the sought-after west side of Colchester.

The accommodation includes entrance hall, spacious lounge, fitted kitchen, two double bedrooms, family bathroom.

Externally, the property benefits from allocated parking and access to a communal garden, offering both convenience and outdoor space.

This home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize in a popular residential area.

Entrance Door To:

Entrance Hall

Wood effect flooring, electric radiator, cupboard.

Lounge

13' 8" x 10' 1" (4.17m x 3.07m)

Upvc double glazed window, two electric radiators, wood effect flooring.

Kitchen

13' 4" x 7' 6" (4.06m x 2.29m)

Range of matching base and eye level units, work surfaces, inset sink and drainer unit, oven and induction hob, spaces for fridge/freezer and washing machine, tiled floor, upvc double glazed window.

Bedroom One

10' 6" x 10' 6" (3.20m x 3.20m)

Wood effect flooring, electric radiator, wardrobe, upvc double glazed window.

Bedroom Two

10' 7" x 8' 6" (3.23m x 2.59m)

Wood effect flooring, upvc double glazed window, electric radiator.

Bathroom

Shower cubicle, low level w.c., wash hand basin, tiled walls and floor, upvc double glazed window.

Outside

The property benefits from one allocated parking space. There is a communal garden.



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



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welcome to

Hunters Corner, Straight Road, Colchester

- SHARE OF FREEHOLD
- Ground Floor Maisonette
- Spacious Living Accommodation
- Two Double Bedrooms
- Allocated Parking Space
- Communal Gardens
- Popular Lexden Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 804.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120813 - 0006

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