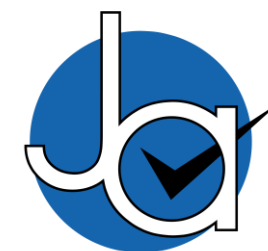




## 2 bedroom Semi-Detached House located in Colchester.

Guide Price  
£280,000 - £300,000

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Straight Road Colchester CO3 9BY

## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE £280,000 TO £300,000\*\*\*

John Alexander are pleased to present a charming two-bedroom semi-detached period home set in the sought-after Lexden area. Blending character features with modern living, the property offers a comfortable layout, including a spacious lounge, well-appointed kitchen, and private garden-ideal for relaxing or entertaining.

This home is perfect for first-time buyers, young families, or those looking to downsize in a well-connected, established neighbourhood.

### STEP INSIDE

\*\*\* GUIDE PRICE £280,000 TO £300,000\*\*\*

The ground floor offers a practical and character-filled layout. Upon entry, you are welcomed into a bright dining room with a charming bay window, which flows seamlessly into a cosy yet spacious living room-ideal for relaxing or entertaining.

At the rear, the well-proportioned kitchen provides ample worktop space and room for appliances. Beyond this is a conveniently located bathroom with a full suite. A handy storage cupboard sits beneath the stairs, completing a layout that blends open-plan living with smart functionality.

The first floor of this property features two generously sized bedrooms, providing comfortable and flexible accommodation. Bedroom One, located at the front of the property, offers a bright and spacious retreat, ideal as the main bedroom. Bedroom Two, at the rear, is equally well-proportioned and perfect as a guest room, children's room, or even a home office.

A central landing connects both rooms and the staircase, offering a practical layout with a good sense of flow. The first floor is well-suited to a variety of needs, making it a versatile space for growing families, couples, or professionals.

### DIMENSIONS

ENTRANCE

DINING ROOM 17' 1" x 12' 0" (5.21m x 3.66m)

LIVING ROOM 17' 5" x 12' 0" (5.31m x 3.66m)

KITCHEN 14' 2" x 8' 5" (4.32m x 2.57m)

BATHROOM 7' 11" x 6' 3" (2.41m x 1.91m)

FIRST FLOOR LANDING

BEDROOM ONE 14' 6" x 8' 10" (4.42m x 2.69m)

BEDROOM TWO 12' 0" x 11' 4" (3.66m x 3.45m)

SUMMER HOUSE 19'0" x 8'0"

### STEP OUTSIDE

At the front the driveway provides two parking spaces and to the rear, the property benefits from a private south-facing garden, providing an ideal outdoor space for relaxing, entertaining, or gardening.

A true highlight of this property is the large summer house which has been converted into a family/cinema room with running electric. This outdoor space completes the home's appeal, combining functionality with lifestyle potential.

### LOCATION

The property is located in the popular residential area of Lexden. It benefits from proximity to local amenities, including shops, schools, and parks, and is within easy reach of Colchester's historic City centre; approximately a 5–10 minute drive away.

The A12 is in easy reach and within four miles of three train stations providing ease of commuting.



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EPC



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## FLOORPLAN



## DIRECTIONS

### CONTACT

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