



## 151 Straight Road, Lexden, Colchester, Essex, CO3 9DE

£550,000

- Three reception rooms
- Large rear garden
- Spacious family accommodation
- Parking & detached garage
- Good access to Colchester town centre
- Double glazed
- Viewing advised

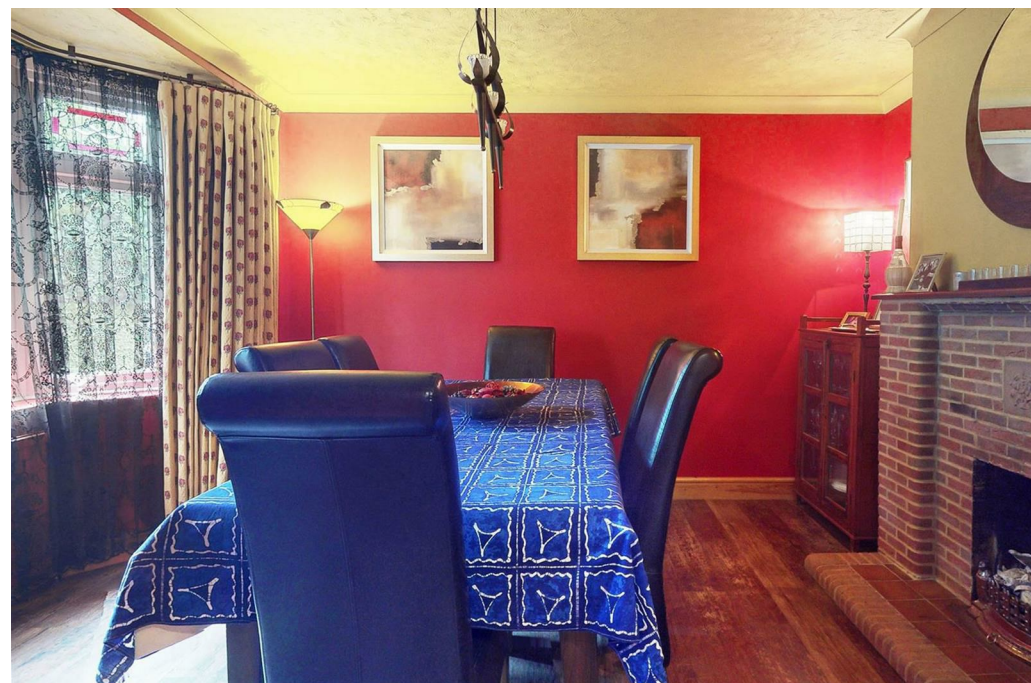


# 151 Straight Road, Colchester CO3 9DE

Philip James Estates are pleased to offer for sale this three bedroom detached home. The property consists of lounge/diner, kitchen, second reception room, dining room and WC. Three bedrooms, master with an en-suite and family bathroom. Large garden and off road parking to front and garage to rear.



Council Tax Band: E



### Entry Hall

7'1" x 12'11"

Composite front door with inner lobby. Leading to wooden front door with Yale lock, glazed obscured window, radiator. Leading to :-

### WC

3'8" x 5'0"

White heated towel rail, double glazed obscured window, white low level WC, white 1/2 sink with vanity unit, mirror with built in touch button lights.

### Dining Room

12'3" x 12'4"

Double glazed bay window, radiator, feature brick fireplace.

### Lounge

11'1" x 12'1"

Feature fireplace with multi fuel burner and tiled hearth. Leading to :-

### Second Dining Room

11'1" x 8'0"

Radiator, double doors, double glazed. Leading to :-

### Second Reception Room

10'7" x 13'10"

Lantern skylight, radiator, double glazed windows to left and rear of the property. Leading to :-

### Utility

8'1" x 8'3"

Double glazed back door leading to garden, eye and base level units with space for dishwasher and fridge, radiator. Leading to :-

### Kitchen

8'1" x 17'9"

Two double glazed windows to side of the property, various base and eye level units, integral oven & hob with extractor

### Hallway

8'0" x 10'2"

Double glazed windows, built in cupboard, loft hatch.

### Primary Bedroom

11'10" x 21'2"

Double glazed double doors leading to balcony, two radiators, two fitted wardrobes. Leading to :-

### En-Suite Bathroom

7'4" x 5'7"

Double glazed obscured window, feature radiator, low level WC with boxed cistern, walk in corner shower, white hand wash basin with vanity unit, wall mounted unit, lighted mirror.

### Bedroom Two

11'2" x 12'2"

Double glazed window, radiator, fitted over bed wardrobes.

### Bedroom Three

8'0" x 8'2"

Double glazed window, radiator.

### Main Bathroom

7'4" x 8'6"

Double glazed obscured window, white low level WC, white pedestal mounted hand wash basin, white bath with over head electric shower, radiator.

### Front Garden

Block paved with in and out driveway with mature shrub hedging.

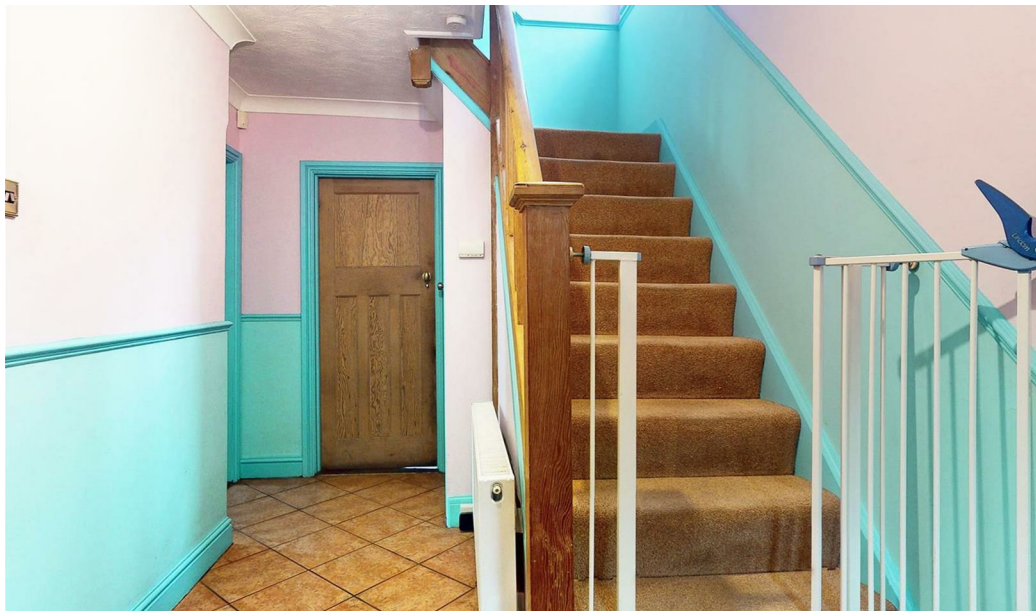
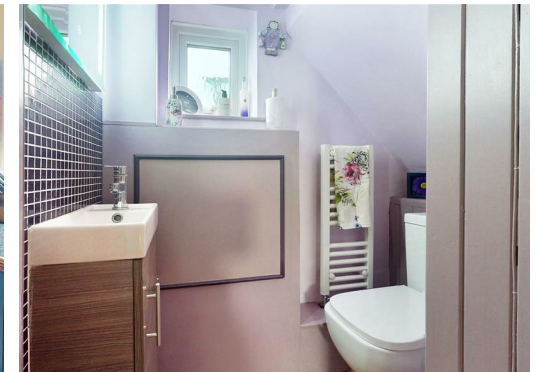


### Parking and Rear Garden

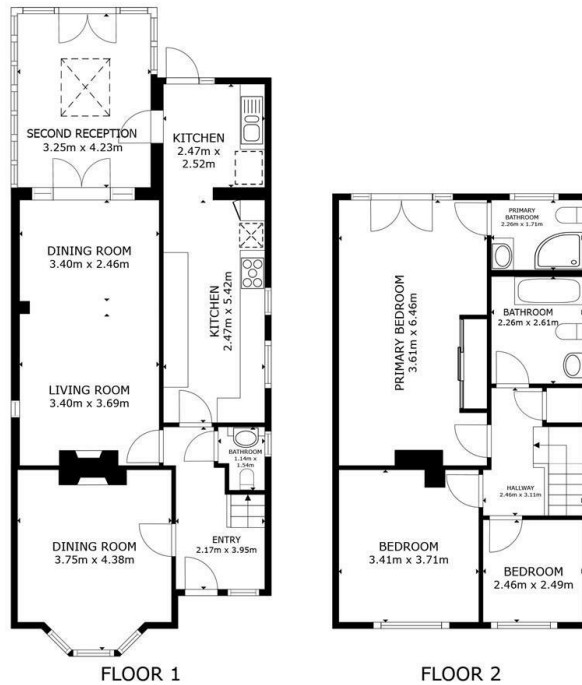
Driveway leading to garage with power and light connected. Large garden with mature hedging, laid to lawn and patio areas.



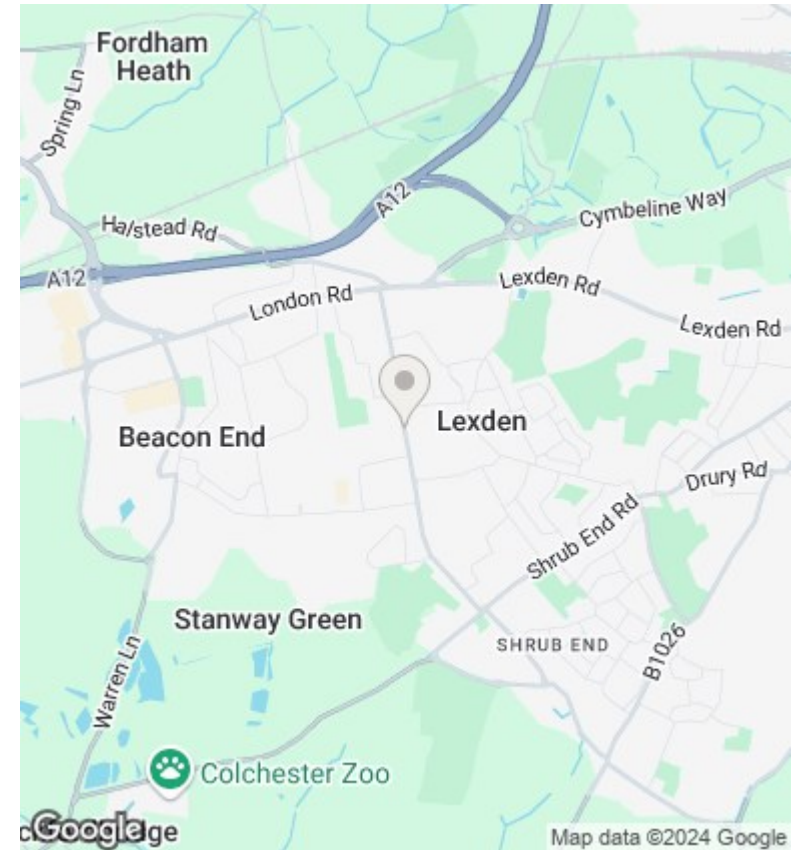








GROSS INTERNAL AREA  
 FLOOR 1 83.3 m<sup>2</sup> FLOOR 2 61.3 m<sup>2</sup>  
 TOTAL : 144.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	