



Gainsborough Road, LEXDEN, Colchester, CO3 4QW

welcome to

Gainsborough Road, LEXDEN, Colchester

Situated in the EVER POPULAR LEXDEN AREA, this lovely semi detached family home is situated on a corner plot in a quiet position. The property is located within close proximity of popular schools such as Colchester County High School for girls and Philip Morant, as well as lovely green spaces.



Early viewing is advised of this spacious semi detached house situated on the popular west side of Colchester, offering excellent access to local shops and amenities including Tollgate Shopping Centre and Stane Leisure Park, as well as transport links such as the A12. Colchester North Station is around 3 miles from the property and Marks Tey train station around 5 miles away.

Entrance Door To:

Entrance Hall

Upvc double glazed window to front, stairs to first floor, built-in storage cupboard, door to:

Kitchen / Breakfast Room

Three upvc double glazed windows to side and door to front, range of base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, built-in eye level double oven, inset hob with extractor hood over, complimentary tiled splashbacks, spaces for washing machine + tumble dryer + tall fridge/freezer, ceiling spotlights, radiator, door to:

Dining Room

Upvc double glazed French doors to side to garden, carpet, radiator, obscure window into Living Room, door to:

Living Room

Two upvc double glazed windows to side, upvc double glazed window to front, carpet, feature gas fireplace, radiator.

First Floor Accommodation

Landing

Upvc double glazed window to front, carpet, two built-in cupboards, doors to:

Bedroom One

Upvc double glazed window to side, radiator, carpet, built-in storage cupboards.

Bedroom Two

Built-in wardrobe, radiator, upvc double glazed window to rear, carpet.

Bedroom Three

Upvc double glazed window to front, upvc double glazed window to side, radiator, carpet.

Family Bathroom

Upvc double glazed opaque window to side, panel enclosed bath with shower over and screen, low level w.c., pedestal wash hand basin, part tiled walls, carpet, heated towel rail.

Outside

The property benefits from being situated on a corner plot with lawned gardens to front and side, flowers and shrubs. There is a pathway leading to the entrance door.

There is a driveway providing off road parking and giving access to the Garage.

The attractive rear garden is well maintained with patio area abutting the property, lawned garden, inset flower and shrub beds, pathways and garden shed, all enclosed by panel fencing.

Agents Notes

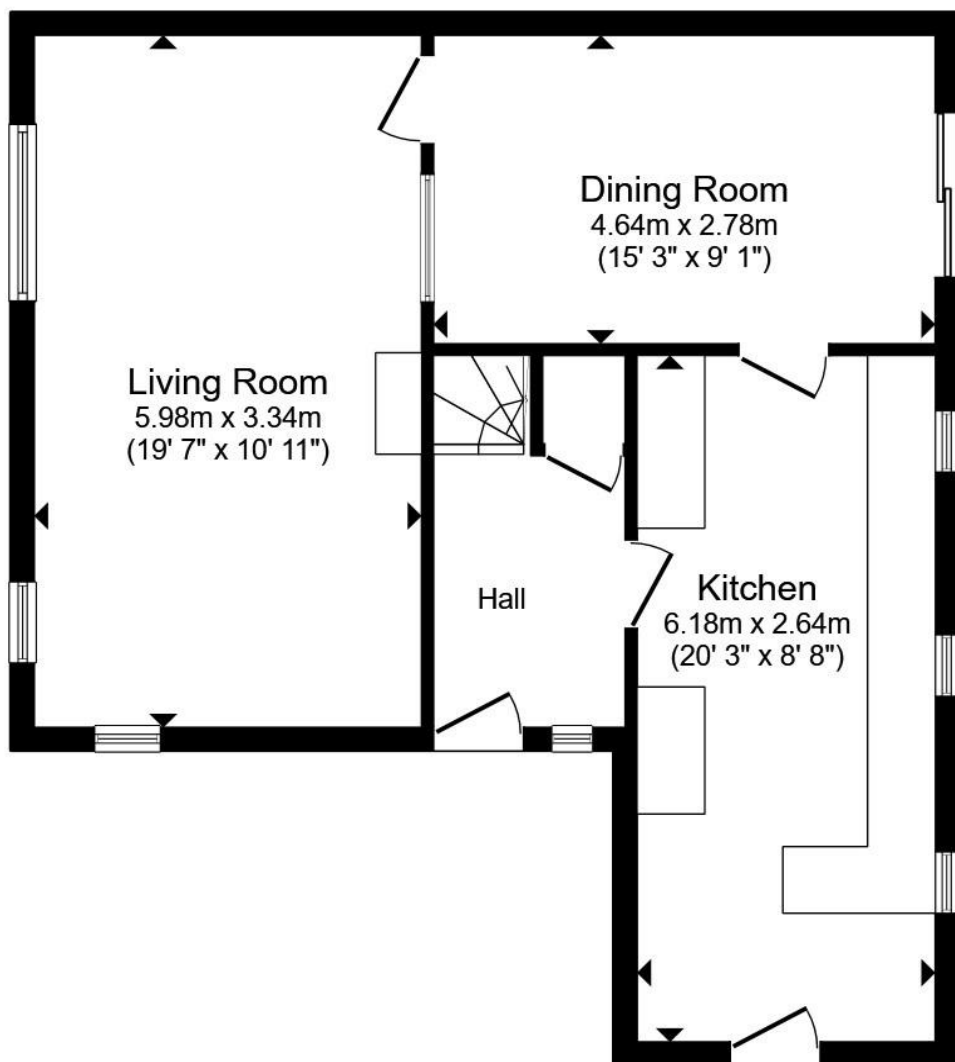
1) Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

2) It is our understanding that the Property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

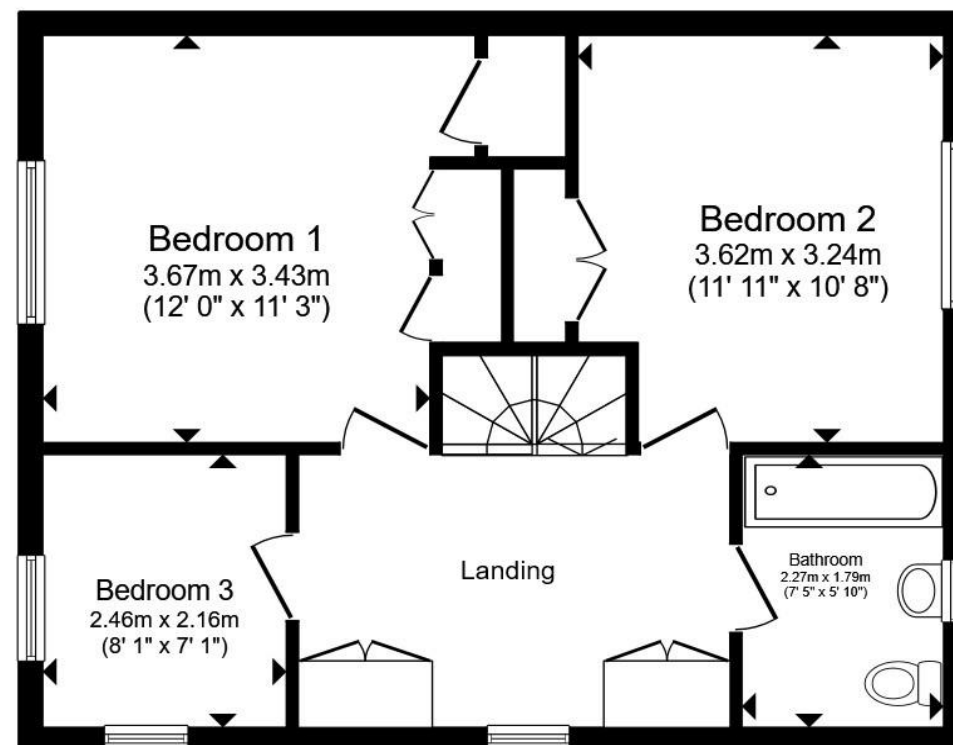


view this property online williamhbrown.co.uk/Property/CCS121780





Ground Floor



First Floor

Total floor area 106.8 m² (1,150 sq.ft.) approx

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.propertybox.io

welcome to

Gainsborough Road, LEXDEN, Colchester

- Spacious Home On Corner Plot
- Kitchen/Breakfast Room + Two Receptions
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Well Maintained Gardens
- Popular Lexden Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D



£350,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CCS121780](https://www.williamhbrown.co.uk/Property/CCS121780)



Property Ref:
CCS121780 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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)