



Straight Road, COLCHESTER, CO3 9DY

welcome to

Straight Road, COLCHESTER

A well-proportioned three-bedroom home situated on Colchester's west side, offering spacious living space and being located close to local shops (including Tollgate Retail Park), amenities, popular schools, parks and convenient transport links including the A12 and mainline rail services to London.



Offered with NO ONWARD CHAIN, this three bedroom detached family home is situated in the popular Lexden area of Colchester and offers an ideal opportunity for modernisation.

Ground floor accommodation comprises entrance hall, cloakroom, kitchen and spacious living room with doors onto the garden and further snug/dining room off. The first floor offers three bedrooms, two of which have built-in wardrobes, and a family bathroom.

Externally there is a private rear garden, driveway parking and garage.

Entrance Door To:

Entrance Hall

Stairs to first floor, doors to:

Cloakroom

Low level w.c., wash hand basin.

Kitchen / Breakfast Room

Base and eye level units, work surfaces, inset sink and drainer unit, space for appliances, tiled floor, ceiling spotlights, wall mounted boiler, double glazed window to front and door to side.

Living Room

Two radiators, carpet, stone fireplace surround, double glazed patio doors to rear garden, archway to:

Snug / Dining Area

Double glazed windows to side and rear, radiator, carpet.

First Floor Accommodation

Landing

Built-in cupboard, double glazed window to side, doors to:

Bedroom One

Double glazed window to rear, radiator, carpet, built-in wardrobe.

Bedroom Two

Double glazed window to front, radiator, carpet, built-in wardrobe.

Bedroom Three

Double glazed window to rear, radiator, carpet.

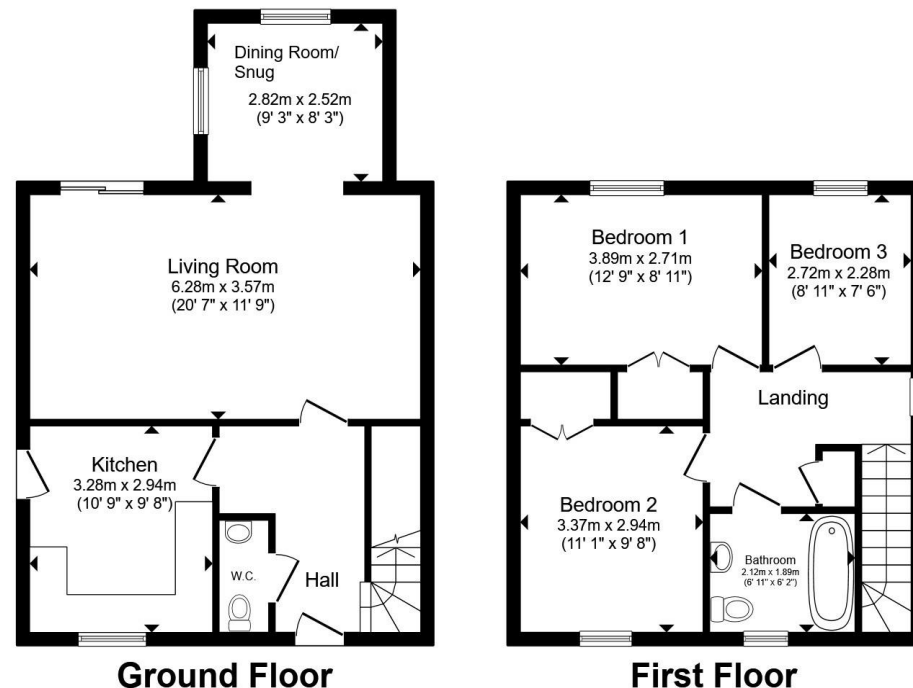
Family Bathroom

Panel enclosed bath with shower hose attachment, wash hand basin, low level w.c., part tiled walls, mirror tiles, radiator, double glazed window to front, wood effect lino flooring.

Outside

The property benefits from off street parking and a garage.

There is a mature rear garden which is laid to lawn with patio area, mature shrubs and trees which provide privacy.



Total floor area 95.0 m² (1,022 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



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welcome to

Straight Road, COLCHESTER

- NO ONWARD CHAIN
- Detached Family Home
- Spacious Living Accommodation
- Three Bedrooms
- Off Road Parking & Garage
- Enclosed Rear Garden
- POPULAR LEXDEN LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£300,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120785 - 0003

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