



New Kiln Road, COLCHESTER, CO3 3QL

welcome to

New Kiln Road, COLCHESTER

This lovely terraced house is situated in a cul-de-sac position in the ever popular LEXDEN area of Colchester, within 1 mile of the city centre and within close proximity of popular schools, North Station with direct links to London Liverpool Street and the A12.



Early viewing is essential of this family home offering spacious and well presented accommodation throughout, and ideally situated on the popular west side of Colchester, within close proximity of amenities and transport links.

Ground floor accommodation comprises entrance hall with large utility cupboard, cloakroom, lounge, dining room and kitchen. The first floor offers three bedrooms and a family bathroom. Externally there are front and rear gardens, and residents parking available.

Entrance Door To:

Entrance Hall

Stairs to first floor, laminate wood flooring, doors to:

Cloakroom

W.C., wall mounted wash hand basin.

Lounge

Upvc double glazed window to front, laminate wood flooring, radiator, double doors to:

Dining Room

Upvc double glazed doors to rear, laminate wood flooring, radiator.

Kitchen

Modern range of matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, space for cooker with extractor over, integrated appliances, tiled floor, ceiling spotlights, open serving hatch to Dining Room, upvc double glazed window to rear.

First Floor Accommodation

Landing

With doors to:

Bedroom One

Upvc double glazed window to front, radiator, carpet.

Bedroom Two

Upvc double glazed window to rear, radiator, carpet, ceiling ran.

Bedroom Three

Upvc double glazed window to front, carpet.

Bathroom

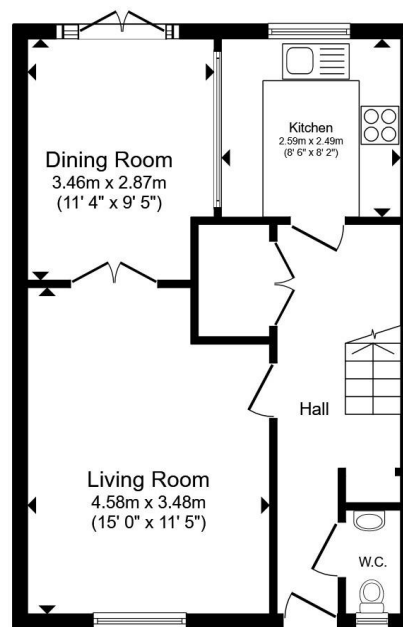
Panel enclosed bath with rainfall shower head and screen, wash hand basin set into vanity unit with cupboard under, concealed cistern w.c., part tiled walls, heated towel rail.

Outside

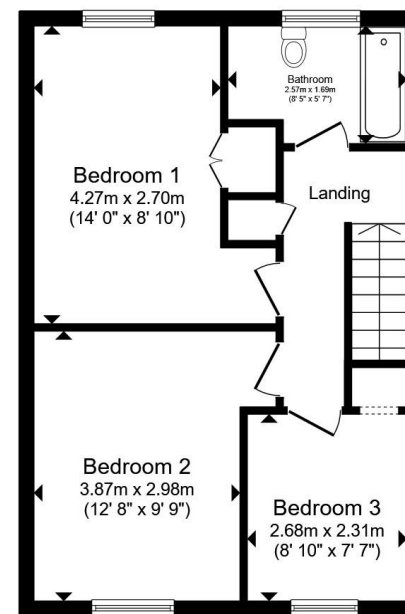
Lawned front garden with shrubs and flowers. Gravel pathway to entrance door.

The rear garden is mainly laid to lawn with shrubs and flowers, shed and brick built outbuilding, all enclosed by wood panel fencing.

There is residents parking available.



Ground Floor



First Floor

Total floor area 88.8 m² (956 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

New Kiln Road, COLCHESTER

- Well Presented Family Home
- Two Reception Rooms
- Three Bedrooms
- Front & Rear Gardens
- Residents Parking
- Popular LEXDEN Location
- Good Access To Transport Links

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121669 - 0002

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