

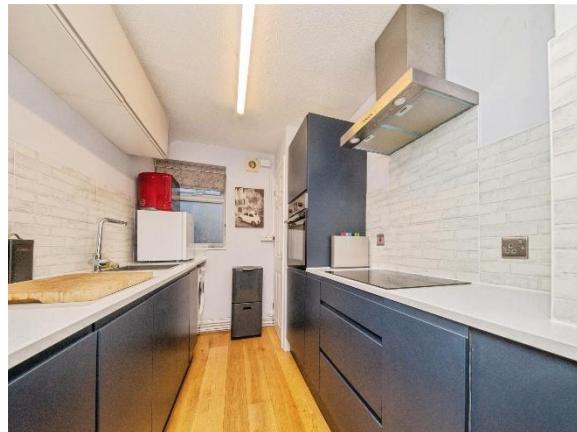


Jacqueline Court, Lexden Road, COLCHESTER, CO3 3TL

welcome to

Jacqueline Court, Lexden Road, COLCHESTER

Located in the ever popular Lexden area is this well presented and spacious one bedroom ground floor maisonette. The property is offered with allocated parking, a large lounge, large double bedroom and kitchen. An early viewing is strongly advised.



Early viewing is advised of this ground floor maisonette situated in the ever popular Lexden area. The property offers entrance hallway with storage cupboard, lounge with sash window to front, kitchen with space for appliances, generous double bedroom with built-in wardrobe and three piece family bathroom. Externally the property benefits from allocated parking space. There is also on road parking available.

Entrance Door To:

Entrance Hall

Laminate flooring, radiator, built-in storage cupboard, doors to:

Lounge

Sash window to front, radiator, laminate wood flooring, doors to:

Kitchen

Window to rear, modern range of eye and base level units, roll top work surfaces, inset sink unit with mixer tap and tiled splashbacks, integrated eye level oven, inset gas hob with extractor fan over, spaces for fridge/freezer and washing machine, laminate wood flooring.

Bedroom

Window to front, radiator, laminate wood flooring, built-in wardrobe.

Shower Room

Modern suite comprising double shower cubicle, wash hand basin set into vanity unit and concealed cistern w.c., laminate flooring, marble effect shower panels to some walls, heated towel rail, extractor fan.

Outside

The property benefits from one allocated parking space. There is on road parking available with no parking restrictions.



Floor Plan

Total floor area 51.7 m² (556 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

Jacqueline Court Lexden Road, COLCHESTER

- Lovely Ground Floor Maisonette
- Spacious Living Accommodation
- Generous Double Bedroom
- Custom made Venetian Style Blinds
- Allocated Parking

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 780.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£170,000



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directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property



Property Ref:
CCS121124 - 0002

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



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk