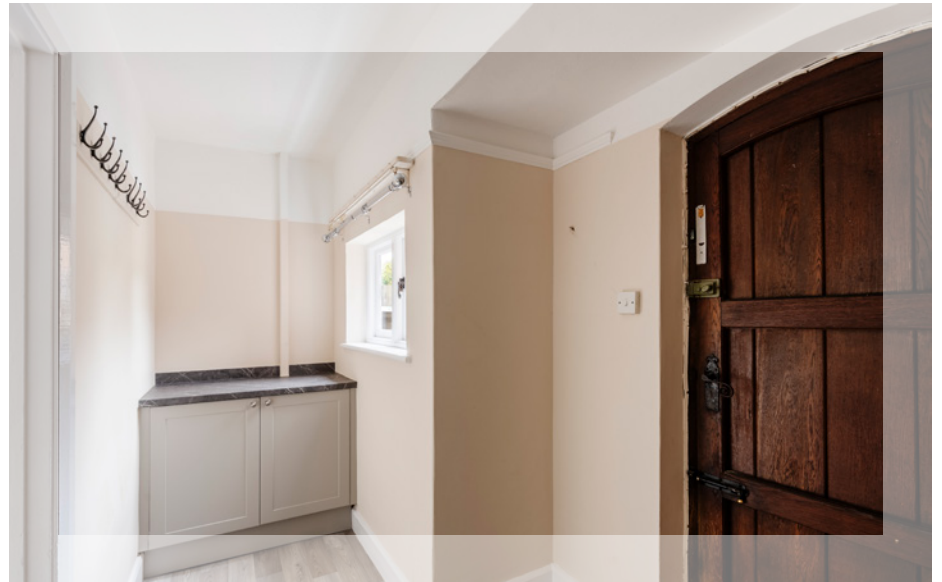




NP NICHOLAS
PERCIVAL

To Let. £1,895 PCM

26b West Lodge Road, Lexden, Colchester CO3 3NL



A beautifully presented Victorian home situated in the heart of leafy Lexden, this charming property has recently undergone an extensive programme of redecoration and offers well-balanced accommodation including three double bedrooms, private parking and an enclosed rear garden.

To Let £1895 pcm | Holding deposit £437 | Deposit £2185

EPC D55 | Colchester Council Tax Band D

Property

The ground floor accommodation is accessed via an inviting entrance hall, leading to two generous reception rooms, a cloakroom and kitchen. Positioned to the rear of the property, the elegant sitting room enjoys a lovely bay window overlooking the garden, creating a bright and welcoming living space. Adjacent is the dining room, featuring stairs rising to the first floor and direct access to the garden, ideal for both everyday living and entertaining.

The newly fitted Howdens shaker-style kitchen has been thoughtfully designed with a range of contemporary base and wall units, complemented by integrated appliances including a fridge/freezer, hob, oven, extractor fan and dishwasher, together with a freestanding washing machine.

To the first floor are three well-proportioned double bedrooms and a stylish family bathroom comprising a WC, wash hand basin and bath with shower over.

Outside

To the front of the property, a private driveway provides off-road parking for two to three vehicles, in addition to a spacious garage offering further parking or excellent storage potential. The enclosed rear garden is predominantly laid to lawn with patio seating areas, bordered by a selection of established trees and shrubs, creating a pleasant and private outdoor setting.

Location

Located on the western edge, Lexden, one of the most desirable and well-established residential areas of Colchester, Lexden combines leafy surroundings with excellent convenience. Renowned for its attractive period homes, highly regarded schools and strong sense of community, the area offers easy access to Colchester's vibrant city centre, mainline railway stations and the A12 for commuting towards London and the coast.

Residents enjoy a wealth of nearby amenities including independent cafés, local shops, open green spaces and scenic walks, while the historic character and relaxed atmosphere make Lexden particularly popular with families and professionals alike.

Location.

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Sat-Nav Ref: **CO3 3NL**

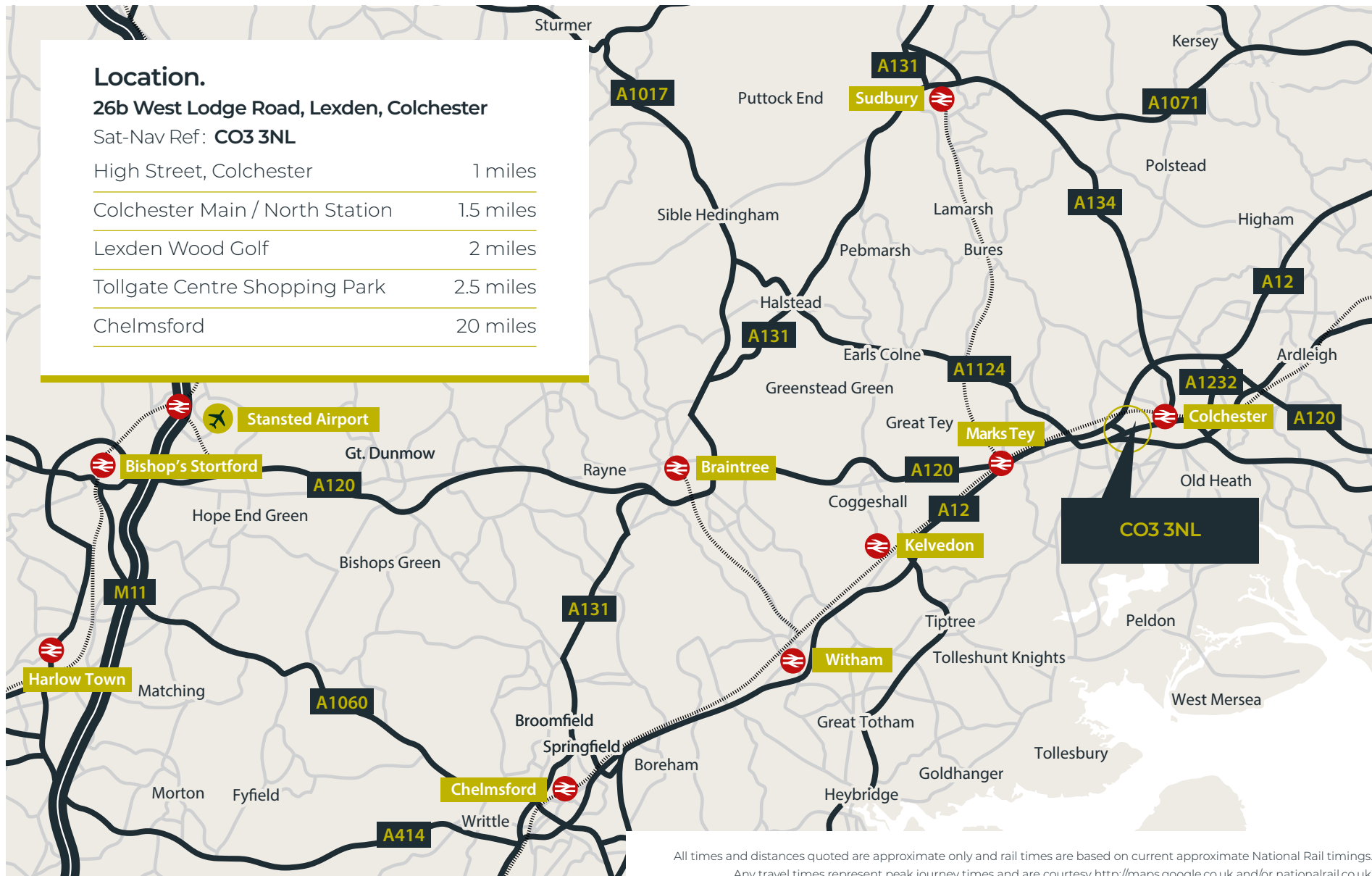
High Street, Colchester 1 miles

Colchester Main / North Station 1.5 miles

Lexden Wood Golf 2 miles

Tollgate Centre Shopping Park 2.5 miles

Chelmsford 20 miles



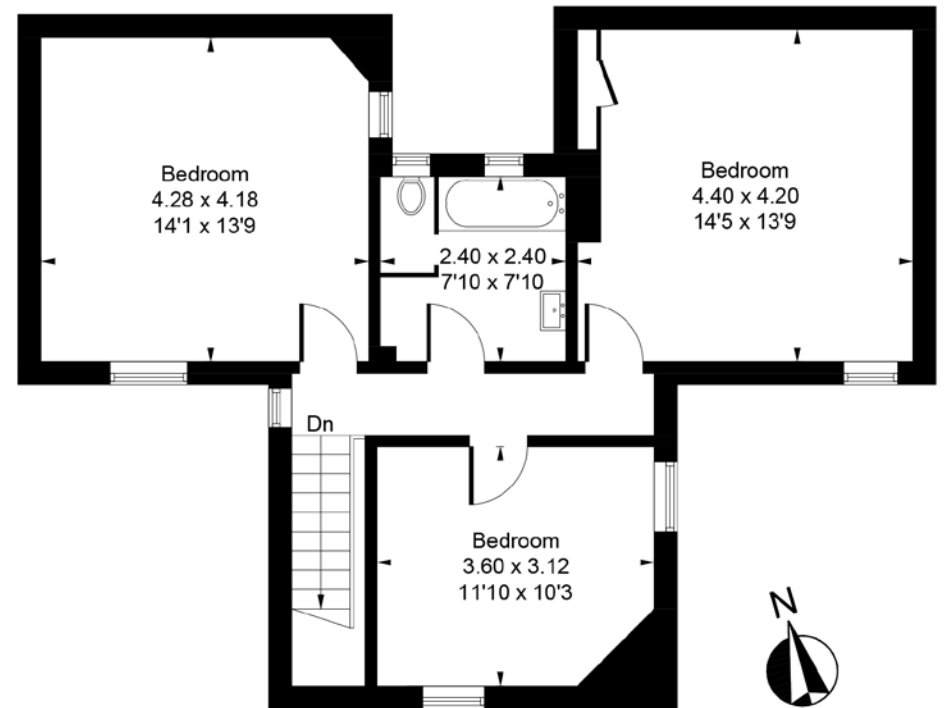
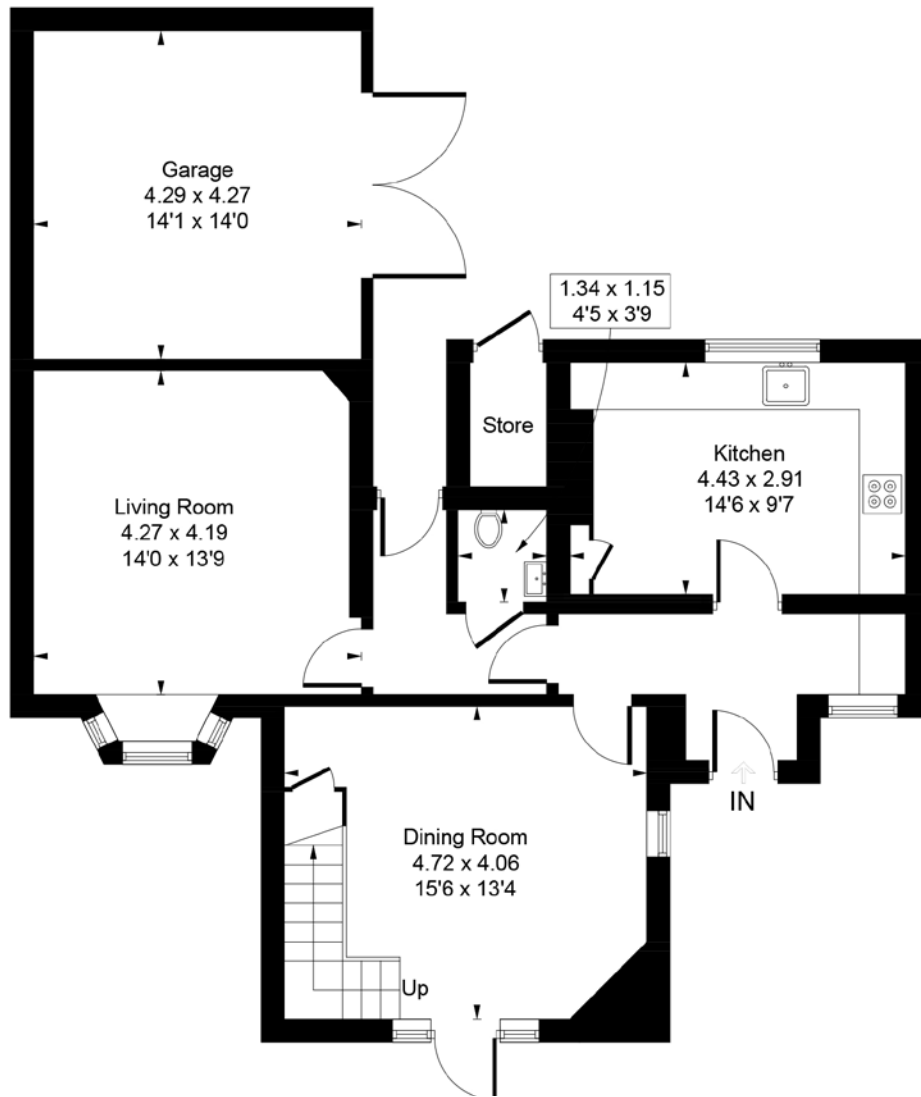
All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Virtually Staged Images for Indicative purposes only.



Approximate Gross Internal Area = 1370 sq ft / 127.3 sq m
 Garage / Store = 213 sq ft / 19.8 sq m
 Total = 1583 sq ft / 147.1 sq m



Viewing is strictly by appointment with the Sole Letting Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, digitally enhanced were taken in 2023 and the property has since been occupied.

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.