



oakheart

£375,000

Guide Price

Straight Road, Lexden

GUIDE PRICE: £375,000 - £400,000.

Occupying a generous plot of approximately 0.17 of an acre, this spacious two-bedroom detached bungalow is ideally positioned on the highly desirable Straight Road in Colchester, offering excellent access to local amenities and transport links. The property is presented to the market with the added benefit of no onward chain, making it an attractive and straightforward purchase.

The accommodation is well-proportioned throughout, beginning with a large entrance hall featuring multiple built-in storage cupboards. The principal bedroom is a particularly spacious double, complete with fitted wardrobes, while the second bedroom is also a comfortable double. The shower room is well-equipped with a walk-in shower cubicle and wash basin, complemented by a separate WC for added convenience.

The kitchen provides access directly into the sunroom, creating a bright and versatile space that connects the interior with the garden. To the right-hand side of the bungalow, the generous living and dining room also benefits from direct access into the sunroom, making it ideal for both everyday living and entertaining. From here, a further door leads out to the rear garden.

Externally, the property boasts a substantial and enclosed rear garden, predominantly laid to lawn and enhanced by a patio seating area, well-stocked flower beds, and mature trees, offering a high degree of privacy. To the left-hand side, there is a garage fitted with an electric roller door, with additional space in front for parking or storage. The front of the property features a private driveway providing ample off-road parking for multiple vehicles.







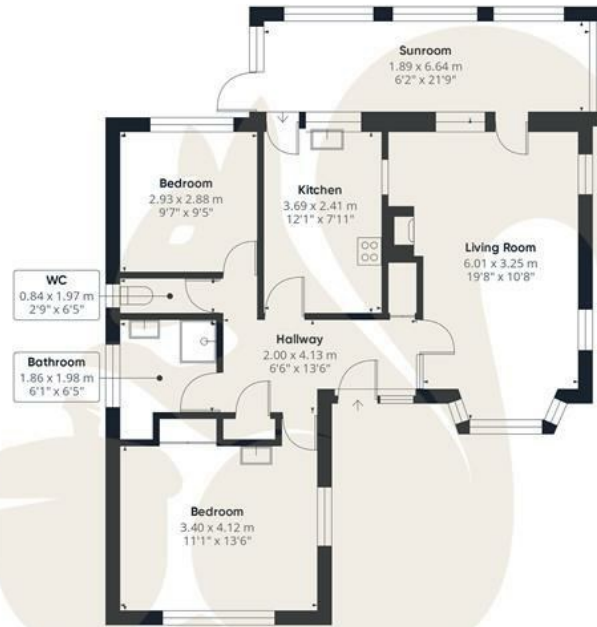












Ground Floor Building 1



Ground Floor Building 2

**Main building GLA<sup>(1)</sup>**

75.48 m<sup>2</sup>  
812.47 ft<sup>2</sup>

**Main building total**

88.67 m<sup>2</sup>  
954.48 ft<sup>2</sup>

**Building 2 total**

14.15 m<sup>2</sup>  
152.26 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

**GIRAFFE360**


Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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Oakheart Colchester

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