



- 18th Century Cottage
- Charming Three Bedroom Semi-Detached Cottage
- Requires Full Refurbishment
- Off Road Parking To Rear
- Exceptional Frontage & Gardens
- Two Reception Rooms
- Kitchen-Diner
- Master Bedroom With En-Suite
- Family Bathroom Suite
- Courtyard Garden To Rear

32 Straight Road, Colchester, Essex. CO3 9BT.

Dating back to circa. 1700 is this charming three bedroom semi-detached cottage. A rare opportunity has arisen to purchase this quaint cottage, in need of full refurbishment and providing any prospective purchaser the opportunity to redesign their dream own home, whilst keeping traditional period features. Positioned to the West of Colchester and in the Lexden District, it is a stones throw away from an array of excellent amenities and outstanding comprehensive schooling. The property boasts exceptional frontage, with mature gardens & benefits from a private rear garden. There is off road parking to the rear, accessible via a private lane off of London Road. The accommodation comprises of two reception rooms, a kitchen-dinner, three well proportioned bedrooms and two bathrooms. Offered with no onward chain.



Property Details.

Ground Floor

Entrance Hall

6' 0" x 11' 0" (1.83m x 3.35m) Entrance door to front aspect, stairs to first floor, window to side aspect, meter cupboard housing consumer unit, radiator, further doors to:

Living Room

12' 11" x 17' 0" (3.94m x 5.18m) Wood effect laminate flooring, feature fire place, variety of communication points, radiator and cover, storage cupboards, windows to front and side aspect, wall mounted lights glazed double doors to dining room:

Dining Room

8' 10" x 12' 5" (2.69m x 3.78m) Windows to front aspect, radiator

Kitchen-Diner



13' 1" x 12' 4" (3.99m x 3.76m) Tiled floor, base level units with granite work surfaces, inset butler sink with mixer taps over, windows to front & rear aspect, feature fire place, wall mounted lights, radiator, under stairs storage cupboard, further door to:

Rear Lobby

Wood effect laminate floor, door to side aspect leading to rear garden

First Floor

First Floor Landing

Stairs to ground floor, loft access, radiator, storage cupboard, further doors to:

Master Bedroom

8' 0" x 13' 3" (2.44m x 4.04m) Window to side and rear aspect, feature fire place, radiator, further door to:

En-Suite Bathroom

Tiled floor, chrome wall mounted towel rail, walk in double shower with tiled wall behind, W.C, pedestal wash hand basin, inset spotlights

Bedroom Two



12' 3" x 15' 1" (3.73m x 4.60m) Window to front aspect, radiator, eves storage, further cupboard

Bedroom Three

6' 2" x 12' 6" (1.88m x 3.81m) Window to rear aspect, radiator

Outside, Garden & Parking



This cottage occupies a favourable plot and boasts excellent frontage. There is a large mature front garden with an array of mature hedges, shrubs, plants and trees throughout. The majority is