



- Charming One Bedroom Cottage
- Set Within The Heart Of One Of Colchester's Most Desirable Districts, Lexden
- Grade II Listed & Boasting A Wealth Of Period Charm Throughout
- Reception Room With Inglenook Fireplace & Inset Cast Iron Log Burner
- Traditional Kitchen With Rangemaster Stove (STN)
- Ground Floor Shower Room & W.C.
- Sizeable Bedroom With Fitted Wardrobes
- Luxury Tiled En-Suite Bathroom
- Well-Proportioned Private & Enclosed Rear Garden With Large Outbuilding

160 Lexden Road, Lexden, Colchester, Essex. CO3 4BZ.

A charming one-bedroom cottage that is peacefully tucked away in the heart of one of Colchester's most desirable districts, Lexden. A wonderful home that boasts a wealth of period charm, with its beauty protected by historic England with its Grade II listed status. Highlights include; an inviting reception room with an inglenook fireplace and inset cast iron log burner, handcrafted traditional kitchen with a Rangemaster stove (subject to negotiation), ground floor shower room, a double bedroom with fitted wardrobes and a luxury tiled en-suite bathroom with a foot claw bath and W.C. Outside, its owner will enjoy a private and enclosed rear garden, benefitting from a large outbuilding which could be utilised for uses such as a home office/gymnasium/play room.



Property Details.

Ground Floor

Reception Room



10' 0" x 12' 10" (3.05m x 3.91m)

Kitchen



11' 4" x 7' 8" (3.45m x 2.34m)

Ground Floor Shower Room



5' 3" x 4' 4" (1.60m x 1.32m)

First Floor

Master Bedroom



13' 0" x 8' 3" (3.96m x 2.51m)

Property Details.

En-Suite Bathroom



9' 8" x 3' 9" (2.95m x 1.14m)

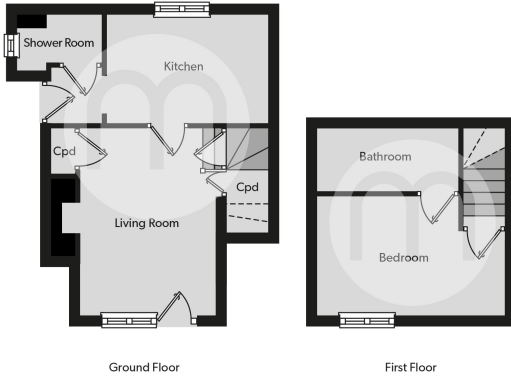
Outside

Rear Garden

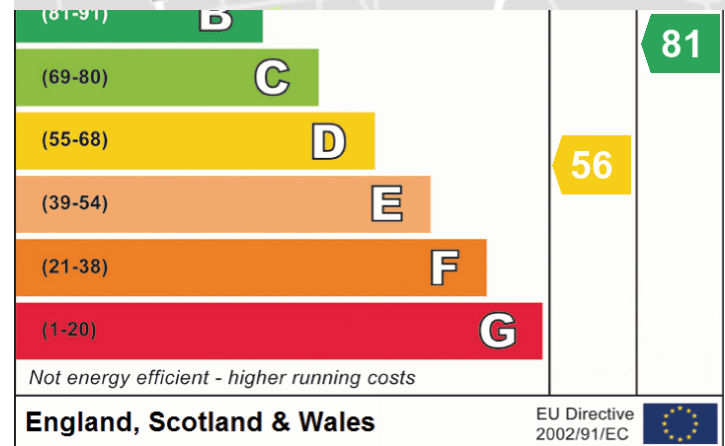
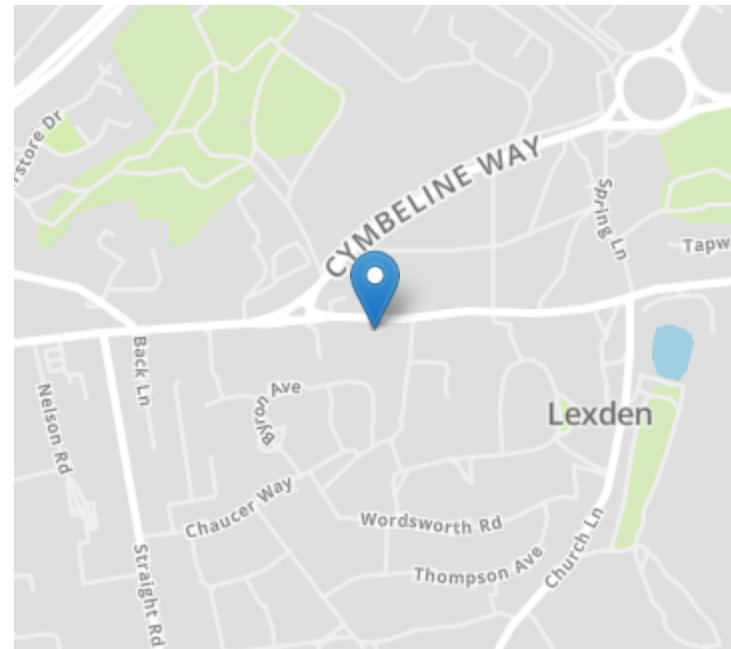


Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.