



- Stunning Terraced Town House
- Four Generous Bedrooms
- Sizeable Lounge/Diner With Bay Window And Feature Fireplace
- Contemporary Kitchen And Utility Room
- Four Piece Bathroom & Tiled Shower Room
- Low Maintenance Courtyard Garden
- Excellent Schooling And Close To Town Centre

69 Lexden Road, Colchester, Essex. CO3 3QE.

A stunning, character filled four bedroom terraced town house situated on the highly prestigious Lexden Road, within walking distance of the Town Centre with its vast array shops and popular restaurants, Colchester North & Town Station with links to London Liverpool Street and the area's exceptional local schools. This handsome period home sits in a pleasant position, set back from the road itself, overlooking an open green. Packed with charm, the property has been maintained to a wonderful standard by the current owners over time and enjoys an array of spacious, versatile accommodation over three floors.



Property Details.

Ground Floor

Entrance Hall

Open to;

Open Plan Lounge/Dining Room

Lounge



14' 4" x 13' 7" into bay window (4.37m x 4.14m) With double glazed bay window to front, two radiators, feature cast iron fireplace with inset tile and granite hearth, TV/aerial point.

Dining Area



14' 5" x 11' 6" (4.39m x 3.51m) With double glazed French door leading onto rear garden, fireplace opening with red brick inset, radiator, storage cupboard, stairs to first floor.

Kitchen



8' 10" x 7' 0" (2.69m x 2.13m) With double glazed window to side, a contemporary kitchen offering high quality gloss fronted units with composite work tops, inset Franke composite single drainer sink unit with mixer tap, work tops with drawers and cupboards under, inset stainless steel gas hob with glass splashback, stainless steel extractor above, stainless steel oven with cupboard above and cupboard below, eye level storage cupboards, tiled splashbacks, tiled floor, radiator, inset ceiling lights, open to;

Utility Room

6' 8" x 6' 7" (2.03m x 2.01m) With double glazed window to side, glazed door leading to outside, fully fitted with a range of quality gloss fronted units with composite work tops to two walls, fitted automatic washing machine and tumble dryer to remain, fridge/freezer, range of work tops with drawers and cupboards, ceramic tiled floor.

First Floor

Landing

With radiator, stairs to second floor and doors to;

Bedroom One



14' 0" x 11' 5" (4.27m x 3.48m) With two double glazed windows to front, radiator.

Property Details.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m) With double glazed window to rear, radiator, fireplace opening with tiled hearth, fitted wardrobe.

Four Piece Family Bathroom



With obscure double glazed window to side, white suite comprising; claw foot bath, fully tiled shower cubicle, wash basin, close coupled WC, fully tiled walls, tiled floor, radiator.

Second Floor

Second Floor Landing

With double glazed window to rear, cupboard housing boiler, linen storage cupboard, doors to;

Bedroom Three



14' 4" x 11' 5" (4.37m x 3.48m) With double glazed window to front, radiator.

Bedroom Four

9' 0" x 7' 3" (2.74m x 2.21 m) With double glazed window to rear, radiator.

Shower Room

Walk-in fully tiled shower cubicle, low level WC, wash basin with mixer tap, towel rail, fully tiled walls, tiled floor.

Outside

Outside



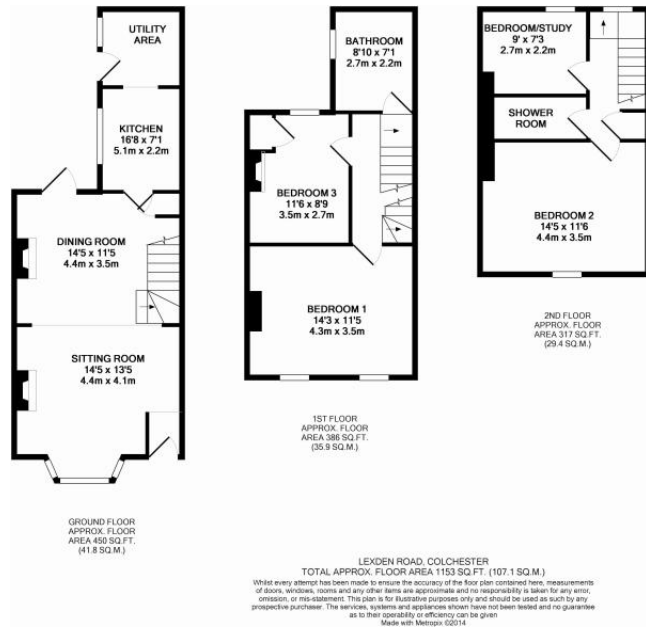
To the rear of the property there is a delightful garden which has been landscaped by the current owners to a beautiful low maintenance design. The garden itself is predominately paved and features an array of planted flowers and shrubs. There is also a shed which is to remain and additionally there is a gate which provides access to the rear. As previously mentioned the property is set in a splendid position, set back from Lexden Road itself, overlooking an open green. The front of the property is approached by a shingled walkway which leads towards the front door.

Parking

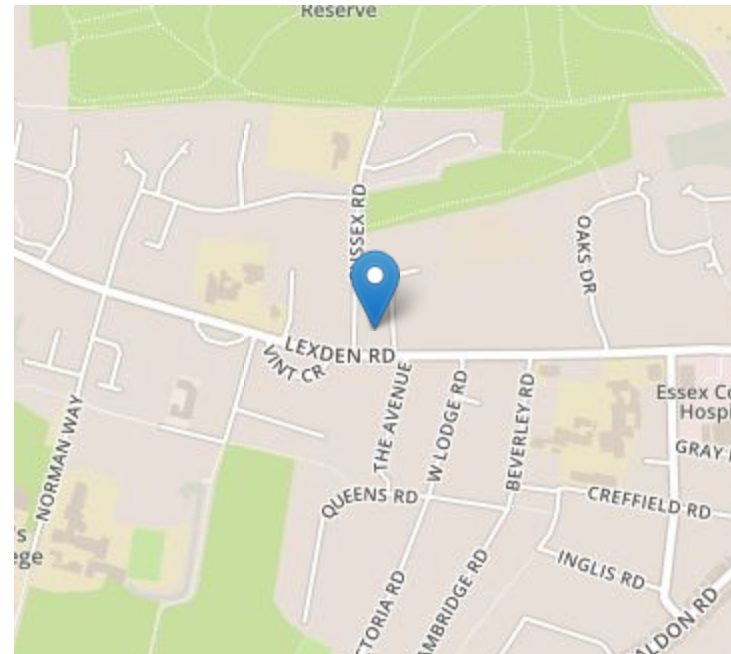
Residents Permit Parking.

Property Details.

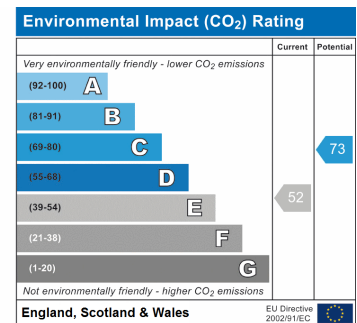
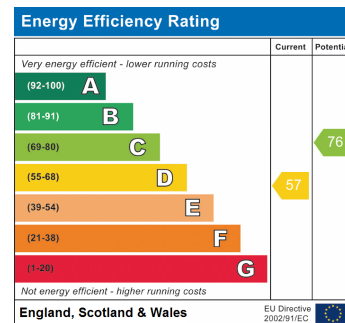
Floorplans



Location



Energy Ratings



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.