



- Detached House
- Three Bedrooms
- Downstairs Cloakroom
- Highly Desirable Lexden Location
- Offered with No Onward Chain
- Corner Plot
- Garage

### 17 Oxford Road, Colchester, Essex. CO3 3HW.

Situated within one of Lexdens most desirable roads 'Oxford Road' is this three bedroom detached house offered to the market with no onward chain. Located within a short walk to some of the countries finest schools and the Colchester Town Centre with its vast array of high class shops and restaurants. Highlights of this home include three bedrooms, a generous lounge, fitted kitchen, downstairs cloakroom and a family bathroom. Externally there is a low maintenance rear garden and garage located to the rear of the property. Internal viewings are highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

With radiator, stairs rising to first floor, doors to;

### Lounge



16' 0" x 11' 10" (4.88m x 3.61m) With UPVC double glazed patio doors to rear, radiator, under stairs storage cupboard.

### Kitchen



9' 10" x 9' 4" (3.00m x 2.84m) With UPVC double glazed window to front, matching eye level and base units with worktops over, inset four ring electric hob with extractor over, eye level electric oven, integrated fridge/freezer, inset single bowl stainless steel sink unit with mixer tap, part tiling to walls, wall mounted gas fired boiler, built in pantry cupboard, door to;

### Lobby

With UPVC door to rear and door to;

### WC

With double glazed window to side, radiator, wash hand basin, part tiled walls, close coupled WC.

## First Floor

### Landing

With airing cupboard, loft access and doors to;

### Bedroom One



11' 2" x 9' 11" (3.40m x 3.02m) With UPVC double glazed window to front, radiator, built in wardrobe.

# Property Details.

## Bedroom Two



10' 0" x 9' 11" (3.05m x 3.02m) With UPVC double glazed window to rear, radiator.

## Bedroom Three



6' 11" x 5' 10" (2.11m x 1.78m) With UPVC double glazed window to rear, radiator.

## Bathroom



With UPVC double glazed window to front, three piece suite comprising panelled bath with independent electric shower over, wash hand basin, low level flush W.C. Radiator, part tiled walls.

## Outside

### Garage

16' 3" x 8' 3" (4.95m x 2.51m)

### Front & Rear Garden



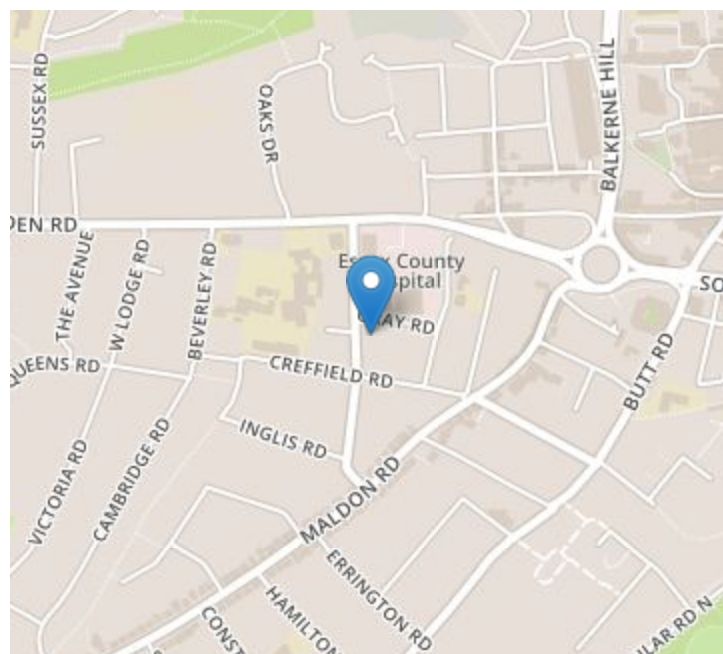
To the rear there is a low maintenance paved courtyard style rear garden enclosed by panel fencing with gated side access. The front garden is enclosed by brick walling.

# Property Details.

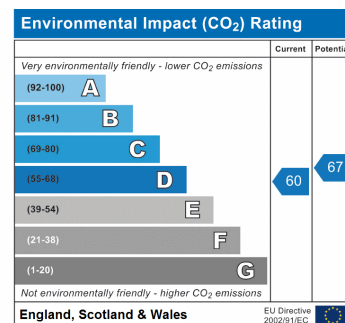
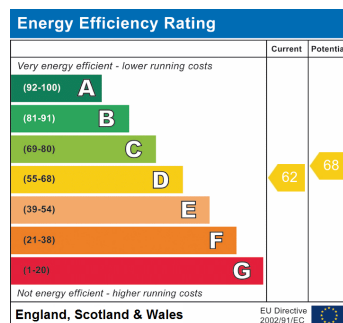
## Floorplans



## 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.