



43 Irvine Road, Lexden, Colchester, Essex. CO3 3TT.

****Guide Price £425,000 - £450,000**** An imposing three bedroom semi-detached family home, offered to the market with the added benefit of no onward chain and boasting a mature front and rear garden. Favourably positioned along a peaceful residential road in the heart of Colchester's most desirable district Lexden, it is set within walking distance of some of the city's most favourable private and comprehensive education choices - including Colchester Royal Grammar School & Hamilton Primary School (subject to application).

- An Imposing Three Bedroom Semi-Detached Family Home
- Large Living Room
- Well-Proportioned Dining Room
- Fitted Kitchen With Space For Appliances
- Added Luxury Of A Utility Room & Downstairs Cloakroom
- Two Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom Suite
- Added Benefit Of Private Off Road Parking Enclosed By Handsome Cast Iron Gates
- Boasting A Private & Mature Enclosed Rear Garden
- Added Luxury Of A Garage



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs rising to first floor, access to:

Dining Room



5.05m x 3.18m (16' 7" x 10' 5") Window to front aspect, radiator

Reception Room



4.27m x 3.53m (14' 0" x 11' 7") Window to front aspect, feature electric fire place, radiator, communication points

Kitchen



4.93m x 2.13m (16' 2" x 7' 0") A fitted kitchen comprising of a range of traditional base and eye level fitted units with worksurfaces over, inset stainless sink, drainer and mixer tap over, tiled walls, inset electric fan assisted oven and grill, inset electric hob, space for further freestanding appliances, window to rear aspect, radiator, door to:

Downstairs Cloakroom

W.C

Utility Room

2.44m x 2.24m (8' 0" x 7' 4") Window to rear aspect, door to side aspect, space for appliances with work surfaces over, inset sink, drainer and tap over

First Floor

First Floor Landing

Stairs to ground floor, doors to:

Master Bedroom



3.86m x 3.56m (12' 8" x 11' 8") Window to front aspect, radiator

Property Details.

Bedroom Two



3.84m x 3.18m (12' 7" x 10' 5") Window to front aspect, radiator

Bedroom Three



2.57m x 2.51m (8' 5" x 8' 3") Window to rear aspect, radiator, loft access above

Family Bathroom



2.3m x 1.55m (7' 7" x 5' 1") First floor family bathroom suite comprising of; Window to rear aspect, panel bath, wash hand basin, W.C

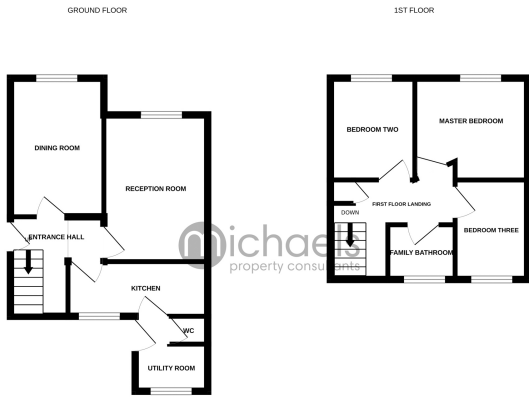
Outside, Garden, Garage & Parking



Outside and as previously mentioned, this home provides a wealth of mature garden and outdoor space. Predominately laid to lawn, the garden features an array of mature trees, hedges and shrubs throughout. A paved and area laid to patio, sets to be the ideal place for outdoor garden furniture. Boundaries are formed by panel fencing, whilst secure off road parking is offered on a private driveway and enclosed by a handsome cast iron gate and dwarf brick wall. There is also the added luxury of a garage, offering additional storage.

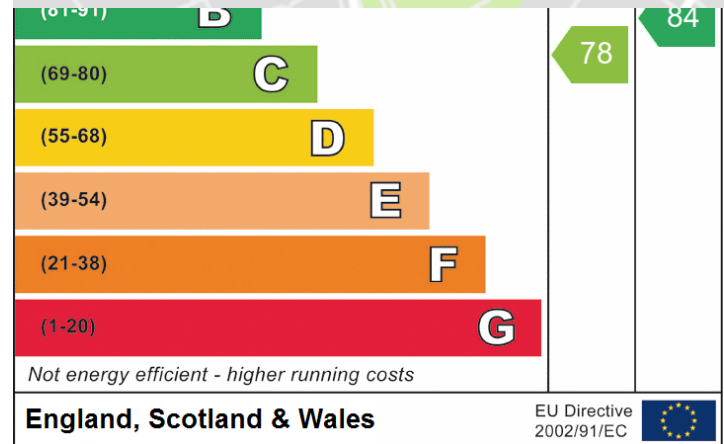
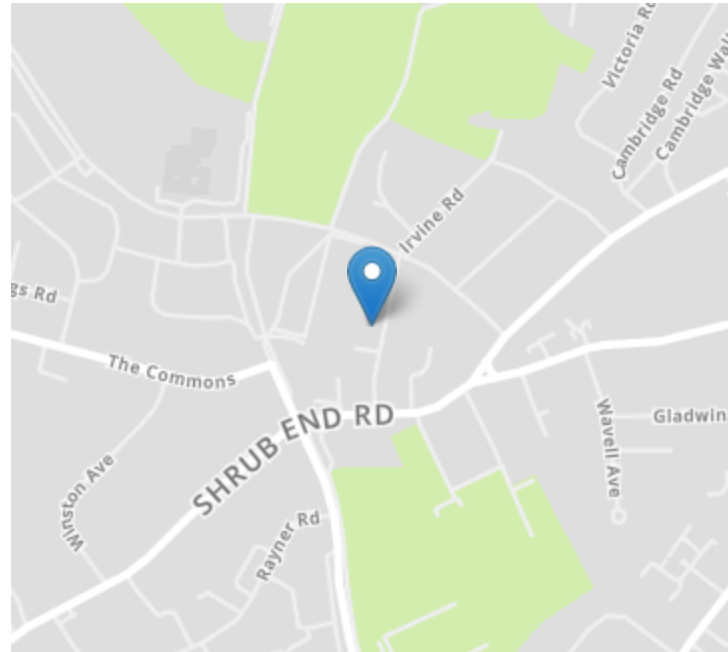
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floors, areas, volumes and distances are for guidance only and are not intended to be relied upon for the purposes of the contract. The vendor, agent and applicable laws are not liable for any errors or omissions in the floorplans. The vendor, agent and applicable laws are not liable for any errors or omissions in the floorplans. The vendor, agent and applicable laws are not liable for any errors or omissions in the 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.