



- Charming Three Bedroom Bay-Fronted Terrace Home
- Popular Lexden Location
- Period Charm & Characterful Home
- Two Reception Rooms
- Well-Proportioned Kitchen
- Ground Floor W.C. & Utility Space
- Two Double Bedrooms & Sizeable Third Bedroom
- Four Piece First Floor Family Bathroom
- Low Maintenance Courtyard Garden
- Residents Permit Parking

## 5 Creffield Road, Lexden, Colchester, Essex. CO3 3JB.

A charming three bedroom bay-fronted period home, situated along one of Lexden's most desirable roads. This handsome property showcases a wealth of period charm and offers any prospective purchaser comfortable accommodation throughout. Presented to market in excellent order and within moments of Colchester's historic city centre, it is situated within a stones throw of an array of independent shops/boutiques, bars/restaurants and a selection of leisure facilities. A well-appointed home that would without question make the ideal property for any individual, working professional, couple or family alike.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, doors and access to:

### Living Room



11' 2" x 13' 5" (3.40m x 4.09m) Window to front aspect, radiator, feature fireplace

### Dining Room



11' 2" x 9' 10" (3.40m x 3.00m) Glazed patio doors to rear, feature fireplace, radiator

## Kitchen



15' 5" x 8' 10" (4.70m x 2.69m) Windows to side aspect, stable door to side aspect (leading to rear garden), tiled floor, a range of base and eye level fitted units with work surfaces over, inset butler sink with tap over, recessed stove with gas hob and extractor over, space for appliances, radiator, door to:

### Utility Area

5' 5" x 3' 4" (1.65m x 1.02m) Space and plumbing for additional appliances, access to:

### W.C.

Window to rear aspect, wash hand basin, W.C.

## First Floor

### Landing

Stairs to ground floor, doors and access to:

### Master Bedroom



11' 3" x 9' 10" (3.43m x 3.00m) Window to front aspect, inset storage, radiator

# Property Details.

## Bedroom Two



9' 10" x 10' 2" (3.00m x 3.10m) Window to rear aspect, radiator, inset storage area

## Bedroom Three



11' 2" x 4' 11" (3.40m x 1.50m) Window to front aspect, radiator

## Family Bathroom



Window to rear aspect, corner shower cubicle and curtain, freestanding foot claw bath, wash hand basin, W.C, feature wall panelling

## Outside & Parking



Outside the property is complete with a low maintenance courtyard style garden, offering the perfect place for a bistro table and chairs and peaceful reflection. Residents permit parking is in place, with residents able to take advantage of parking across various roads within the stated zone. Visitors parking is also available.

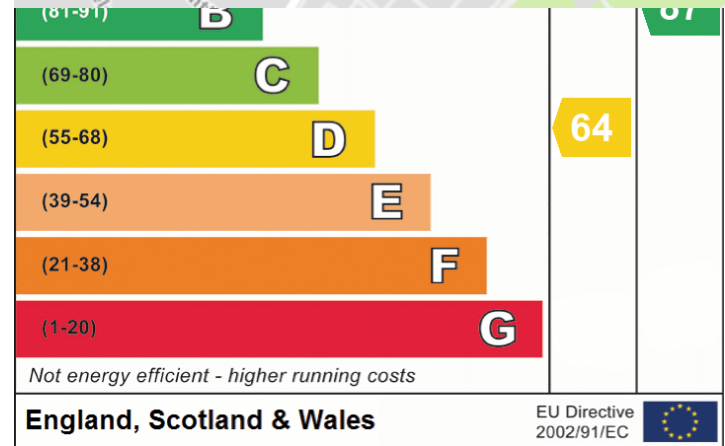
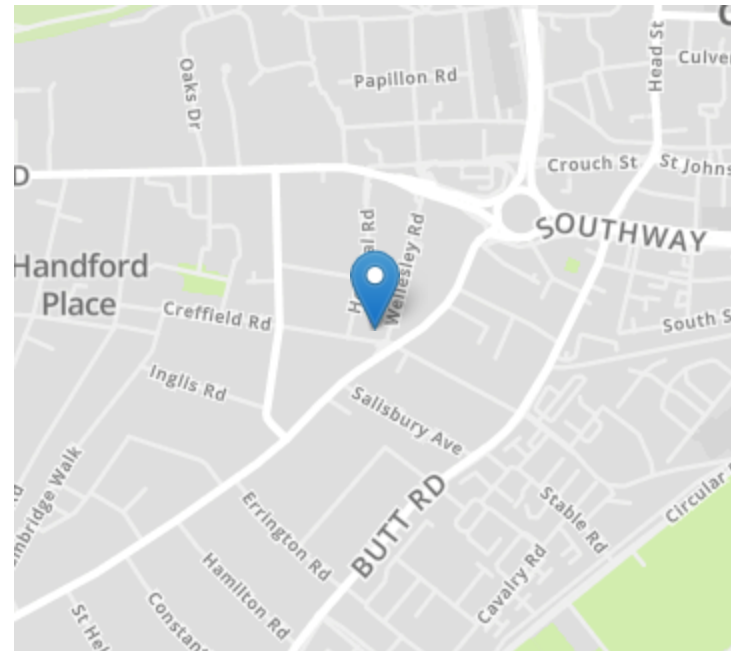


# Property Details.

## 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.