



- Close to Local Shops And Amenities
- Vacant Possession & No Chain
- Popular Western Side Of Colchester Situated In Lexden
- Beautifully Maintained Communal Gardens
- Two Generous Bedrooms
- West Colchester
- Ideal For First Time Buyers & Working Professionals
- Ground Floor Maisonette

7, Hunters Corner Straight Road, Colchester, Essex. CO3 9DA.

****Guide Price £190,000 - £210,000**** Positioned in the heart of Lexden, we are pleased to present to the market this two bedroom ground floor maisonette which is in one of the most desirable locations to the West of Colchester. The area of Lexden is popular for many reasons including shopping facilities, bus routes and popular schooling. Internally the property boasts a wealth of space and key features throughout, including a spacious living room, a large master bedroom and a fully open plan living room/dining area. The property is to be sold with no onward chain and does require light modernisation throughout but would be most ideal for any working professional or first time buyer. You are greeted into the hallway which then leads onto the living room, conventional kitchen, two generous bedrooms. Outside the property boasts well maintained communal areas with one allocated parking space and visitors spaces.



Property Details.

Ground Floor

Hallway

L shaped hallway, electric radiator, storage, storage cupboard.

Living Room

13' 8" x 10' 8" (4.17m x 3.25m) UPVC window to side and rear aspect, radiator.

Kitchen/Dining Area



13' 4" x 7' 5" (4.06m x 2.26m) Range of eye level units, work surfaces and cupboards, space for appliances, UPVC window to rear aspect.

Bedroom One



12' 4" x 10' 6" (3.76m x 3.20m) UPVC window to front aspect, radiator.

Bedroom Two



10' 7" x 8' 6" (3.23m x 2.59m) UPVC window to rear aspect, radiator.

Property Details.

Bathroom



7' 5" x 6' 8" (2.26m x 2.03m) Low level W.C, hand wash basin, panelled bath with shower over, radiator, obscured window to rear aspect.

Outside



To the rear offers, secure and well maintained communal areas with one allocated parking space along with visitors spaces.

Lease Information & Agents Notes



We have been advised by the seller, there is currently 984 years left on the lease with a service charge of £878 per annum and a pepper corn ground rent of £0. We do however advise any perspective buyer to clarify this information with their solicitor.

