



## 76 London Road, Lexden, Colchester, Essex. CO3 4DG.

A deceptively spacious two/three bedroom middle terrace home, presented to market in good order and offering itself as the ideal first time purchase. Residing to the West of Colchester and within easy access of an array of useful shops, amenities and schooling - everything is reachable within moments. Internally, accommodation comprises of; an impressive reception room, dining room with a feature exposed brick wall with stairs rising to the first floor with under-stairs storage, a recently fitted modern fitted grey tone kitchen with space for appliances and ground floor family bathroom. Occupying the first floor, are two double bedrooms and a sizeable third bedroom (positioned off of the third bedroom).

- A Deceptively Spacious Two/Three Bedroom Middle Terrace Home
- Ideal First Time Purchase
- Close To An Array Of Amenities, Shops & Transport Links
- Presented To Market In Good Order
- Well-Proportioned Living Room
- Dining Room With Under-Stairs Storage
- Modern Fitted Kitchen With Space For Appliances
- Ground Floor Bathroom Suite
- Two Double Bedrooms & Sizeable Third Bedroom/Dressing Room/Study
- Private & Enclosed South-Facing Rear Garden



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# Property Details.

## Ground Floor

### Reception Room



11' 8" x 10' 9" (3.56m x 3.28m) Entrance door, window to front aspect, radiator, decorative fireplace, wood effect floor, door and access to:

### Dining Room



11' 3" x 8' 3" (3.43m x 2.51m) Stairs to first floor, window to rear aspect, radiator, inset under-stairs storage with power, door to:

## Kitchen



7' 3" x 6' 2" (2.21m x 1.88m) A modern fitted kitchen comprising of; a range of grey tone fitted base and eye level units with drawers under and work-surfaces over, cooker with extractor fan over, space under-counter for washing machine, inset sink, drainer and spray mixer tap over, window to side aspect, glazed door to side aspect (leading to rear garden), door to:

## Family Bathroom



Window to side aspect, W.C, vanity wash hand basin, panel bath with shower over and screen, chrome wall mounted towel rail

## First Floor

### First Floor Landing

Stairs to ground floor, doors and access to:

# Property Details.

## Master Bedroom



11' 4" x 11' 2" (3.45m x 3.40m) Window to front aspect, radiator, alcoves for wardrobes

## Bedroom Three/Study



7' 2" x 6' 0" (2.18m x 1.83m) Window to rear aspect, radiator

## Bedroom Two



11' 5" x 8' 0" (3.48m x 2.44m) Window to rear aspect, radiator, space for wardrobe, access to:

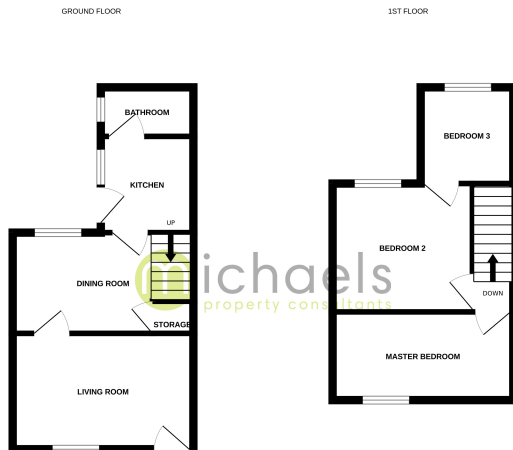
## Outside & Garden



Outside, the property boasts a private and enclosed south-facing rear garden. The garden commences with a large patio, ideal for a large outdoor seating/dining area. A rear section of the garden is laid with artificial lawn, whilst there is also an array of mature hedges and shrubs throughout. Boundaries are formed by panel fencing, whilst the garden also benefits from a large garden shed with electric - providing the ideal space for additional storage.

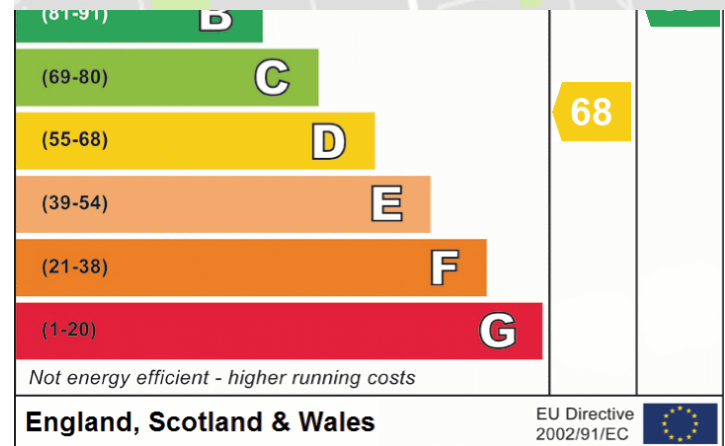
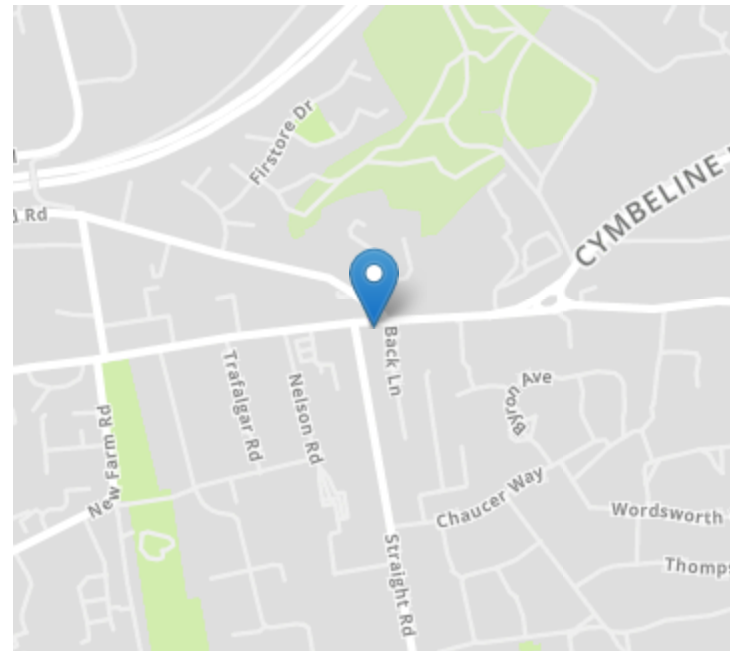
# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of space, volume, areas and any other data are approximate and do not necessarily conform to any other plan or title deed. The plans are for guidance only and should not be used as the basis for any production purchase. The services, systems and appliances shown may not have been tested and are provided as a guide only. For more information, please contact the agent.

## 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.