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- A Large Three Bedroom Middle Terrace Home
- Close To An Array Of Excellent Amenities & Schooling
- Positioned On The Stanway/Lexden Border
- Requires Modernisation & Improvement Throughout
- Offering A Wealth Of Bedroom & Living Space
- Large & Private Enclosed Rear Garden
- Downstairs Cloakroom
- Fitted Kitchen & Spacious Living Room
- Two Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom

## 118 Collingwood Road, Lexden, Colchester, Essex. CO3 9BB.

**\*\*Guide Price £250,000 - £275,000\*\*** We are pleased to market this spacious three bedroom middle terrace home, favourably positioned in the Lexden/Stanway border and within easy reach of an array of education choices, A12/A120 corridor to Ipswich, Chelmsford & Marks Tey, as well as moments from Tollgate Retail Park - home to an array of supermarkets, shops, amenities and leisure facilities.



Call to view 01206 576999



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# Property Details.

## Ground Floor

### Entrance Hall

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

### Downstairs Cloakroom

W.C, wash hand basin, radiator

### Kitchen



9' 6" x 9' 6" (2.90m x 2.90m) A range of fitted base and eye level units with work surfaces over and drawers under, inset sink, drainer and taps over, space for appliances, tiled flooring, stable door to rear aspect (leading to large and private enclosed rear garden)

## Living Room



12' 0" x 16' 2" (3.66m x 4.93m) Retractable patio doors to rear garden, radiator, feature fire place, window to front aspect, communication points

## First Floor

### Landing

Stairs to ground floor, airing cupboard, access to loft hatch above

### Master Bedroom



15' 4" x 10' 4" (4.67m x 3.15m) Window to front and rear aspect, radiator

# Property Details.

## Bedroom Two



9' 8" x 8' 10" (2.95m x 2.69m) Window to rear aspect, radiator

## Bedroom Three

9' 8" x 8' 0" (2.95m x 2.44m) Window to rear aspect, radiator

## Family Bathroom



5' 5" x 5' 1" (1.65m x 1.55m) First floor family bathroom suite comprising of; panelled bath with shower over, wash hand basin, tiled walls

## Outside, Garden & Parking

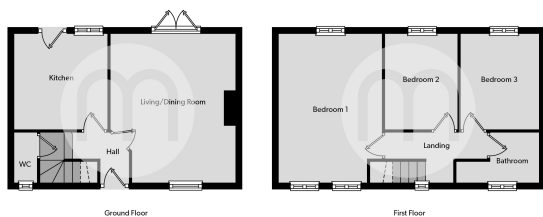


This property boasts a large and private enclosed rear garden. Accessible from both the kitchen and reception space, the garden commences with a concrete patio, with the remainder of the garden predominately laid to lawn. The garden features an array of mature shrubs, plants, trees and hedges throughout and boundaries are formed by panel fencing.

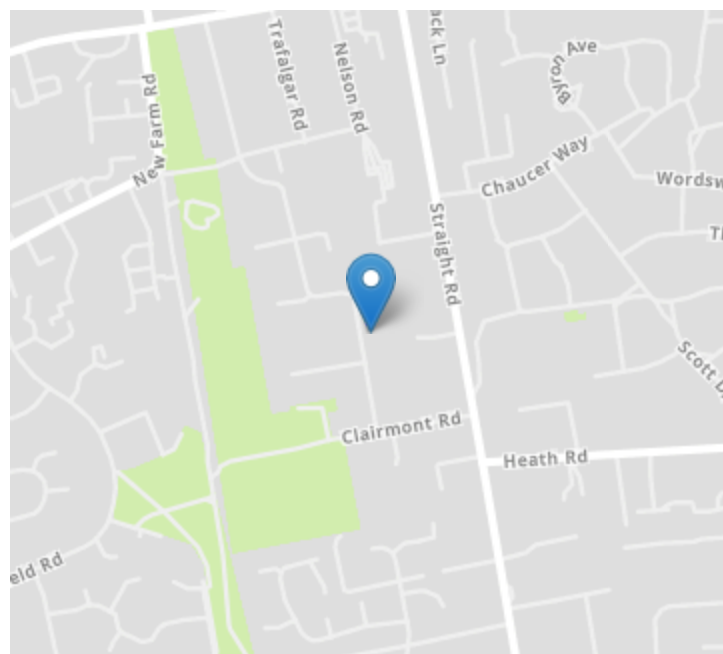
Parking is available on road for both residents and visitors alike.

# 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.