



- Beautiful Three Bedroom Semi-Detached Victorian Home
- 32ft Kitchen/Dining/Family Room, Bi-Folding Doors Leading To An Exceptional Rear Garden
- Separate Living Room with Bay Window & Log Burner
- Ground Floor Cloak Room & First Floor Family Bathroom
- Utility Room
- Three Sizeable First Floor Bedrooms
- 150' Private Rear Garden With Built In Seating Area

Call to view 01206 576999



**18 Capel Road, Lexden, Colchester, Essex. CO3 3TU.**

\*ONLINE VIRTUAL TOUR AVAILABLE\*

The perfect combination of period charm and contemporary finish are featured throughout this exceptional Victorian three bedroom, semi-detached bay fronted residence. Positioned in one of the most sought after roads, in the Lexden district and is within moments of some of the countries finest comprehensive and private secondary schools. Well appointed, maintained and presented by the current vendors, it presents itself to market in excellent order and is ready for any prospective purchasers to occupy, without a need to do anything at all.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door, stairs rising to first floor, exposed floor boards, generous under stairs cupboard, radiator, doors leading to;

### Living Room



11' 7" x 13' 5" (3.53m x 4.09m) Double glazed bay window to front aspect with bespoke fitted shutter, parquet flooring herring-bone style, fitted log burner, T.V & phone points, radiator.

### Cloak Room

Exposed floor boards, low level WC, wash hand basin, storage cupboard, radiator.

### Open Plan Kitchen/Dining/Family Room



32' 1" x 13' 8" (9.78m x 4.17m) Bi-fold doors that open onto the landscaped rear garden with electric fitted blinds, contemporary white kitchen suite with Corian worktops and a sunken one and a half bowl sink-drainer with a mixer tap that also supplies boiled water. There is a gas hob with extractor hood above, an integrated dishwasher and high level double oven and space and plumbing for an inset American style double fridge/freezer. The kitchen/living space also benefits from having dual aspect windows to the side and a large roof window that floods the whole room with natural light, with electric blinds fitted. From this room there is also a door leading to the side passage and utility room. Two radiators and spot lights.

### Utility Room

8' 7" x 8' 0" (2.62m x 2.44m) A range of wall and base level units, a ceramic sink with mixer tap, an integrated fridge/freezer and space and plumbing for a washing machine and tumble dryer, engineered wood flooring, radiator.

## First Floor

### Landing

Stairs rising from the ground floor, loft access, exposed floor boards, doors leading to;

# Property Details.

## Bedroom One



14' 3" x 11' 2" (4.34m x 3.40m) Two double glazed sash windows to front aspect, newly fitted built in wardrobes, radiator.

## Bedroom Two



9' 3" x 11' 11" (2.82m x 3.63m) Double glazed sash window to rear aspect, Acova radiator.

## Bedroom Three

9' 6" x 7' 8" (2.90m x 2.34m) Double glazed sash window to rear aspect, Acova radiator, exposed floor boards.

## Family Bathroom



Obscured double glazed sash window to the side aspect, panelled bath with shower over, low level WC, vanity sink with cupboards under and a heated towel rail.

## Outside

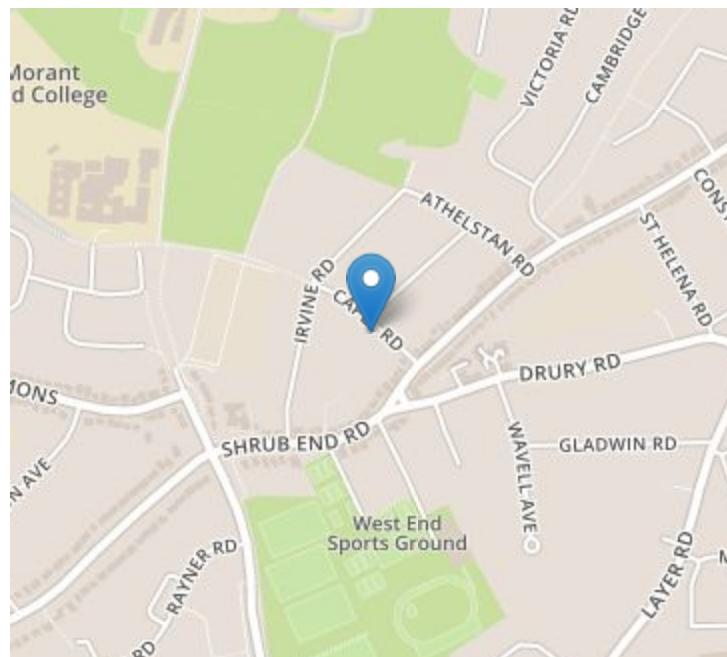


To the front of the property there is a small walled garden and a passage way with a pedestrian gate that gives access to the landscaped rear garden. The garden measures approx. 150ft in length and has a large patio area with built-in seating and steps up to the raised lawned garden area. The lawned garden has flower and shrub borders, two outside power points and a shed with power, light and internet points connected that will remain at the property.

# 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.

