



- Traditional Victorian 'Bay Fronted' Semi-Detached House
- Two Receptions Rooms
- Front Living Room With Log Burner And Bay Window
- Tasteful Kitchen With Quarry Tiled Floor And Double Butler Sink
- First Floor Modern Bathroom Suite
- Beautiful Rear Gardens
- Sought After Lexden Location
- Viewing Highly Advised

6 Gray Road, Lexden, Colchester, Essex. CO3 3HR.

A truly stunning example of a tastefully presented, traditional 'Bay Fronted' Victorian semi-detached house centrally positioned in the highly sought after area of Lexden in Colchester. Positioned within minutes of the Colchester Town Centre, Train Station with links to London Liverpool Street and some of the countries finest schools. Presented to the market offering an abundance of charm and character throughout this beautiful period home would suit a professional couple or young family. Inside, the property begins with an entrance hall which leads through to the front living room. This cosy living space features a bay window and an inset log burner (perfect for those winter months!) There is also a further reception room (dining room.) which then leads through to the kitchen. The kitchen offers a range of units with an inset double butler sink and original quarry tiled flooring. This fabulous kitchen also provides access to the rear garden through double doors.



Property Details.

Ground Floor

Entrance Hall

With stairs leading to first floor, doors to;

Living Room



12' 10" x 10' 3" (3.91m x 3.12m) With UPVC double glazed bay window to front, radiator, TV point, fireplace with inset log burner and fitted shelving either side.

Dining Room



11' 7" x 10' 10" (3.53m x 3.30m) With UPVC double glazed sash window to rear, wood effect flooring, understairs storage cupboard, cast iron fireplace, door to;

Kitchen/Breakfast Room



15' 3" x 7' 10" (4.65m x 2.39m) With UPVC double glazed sash window to side, double glazed double doors to rear, quarry tiled flooring, radiator, a range of matching eye level and base units with wood effect worktops over, inset double butler sink, in-built oven with gas hob and extractor hood over, space for other kitchen appliances, breakfast bar.

First Floor

Landing

With storage cupboard, loft access, doors to;

Bedroom One



10' 6" x 9' 8" (3.20m x 2.95m) With UPVC double glazed sash window to rear, radiator, cast iron fireplace, double built in wardrobe.

Property Details.

Bedroom Two



11' 8" x 10' 11" (3.56m x 3.33m) With UPVC double glazed sash window to front, radiator, cast iron fireplace.

Bedroom Three



9' 11" x 8' 0" (3.02m x 2.44m) With UPVC double glazed sash window to rear, radiator, cast iron fireplace.

Bathroom



With UPVC double glazed obscure window to front, part tiled walls, low level WC, pedestal wash hand basin, inset bath with shower screen and rainfall shower.

Outside

Rear Garden



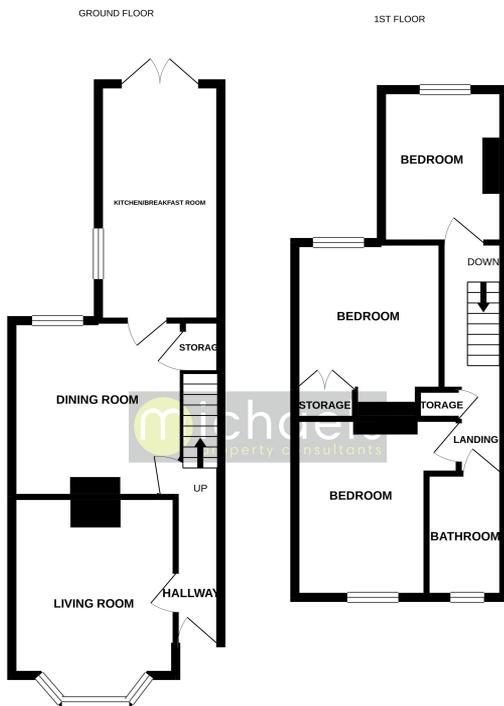
A generous rear garden enclosed by panel fencing with side access. Patio area suitable for outdoor furniture leading to lawn. Garden shed to remain.

Front Of Property

A paved driveway can be found to the front providing parking for a small car, whilst further residents permit parking can be found on the street.

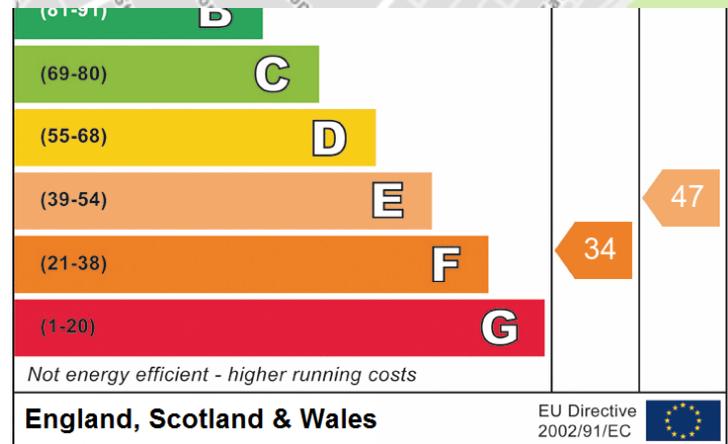
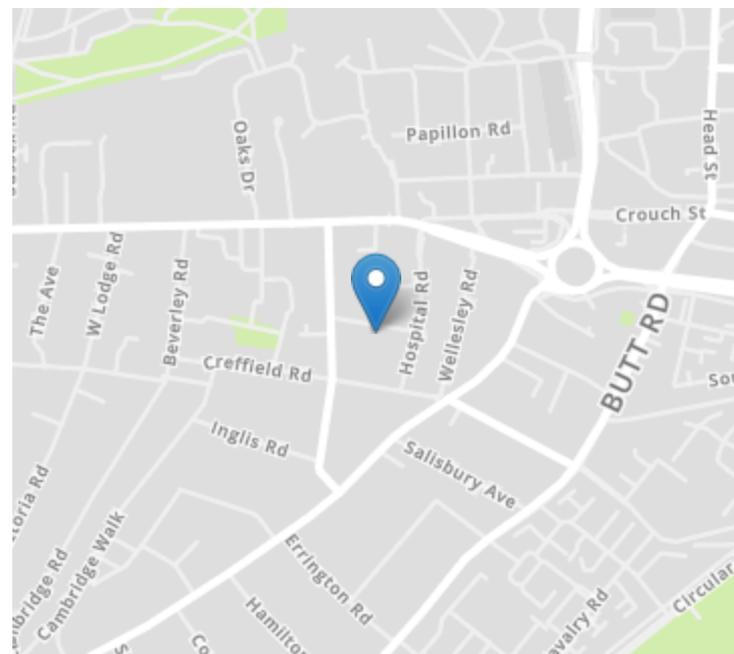
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, corners, and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Call 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.