



- Stunning Three Bedroom Semi-Detached Victorian Home
- Living Room With Bay Window
- Open Plan Kitchen/Breakfast Room
- Three Sizeable First Floor Bedrooms
- Ground Floor Cloak Room & First Floor Re-Fitted Bathroom
- Second Reception Room Or Formal Dining Room
- Generous Rear Garden With Summer House
- Off Road Parking

36 Audley Road, Lexden, Colchester, Essex. CO3 3TZ.

A fine example of a stunning three bedroom, semi-detached bay fronted home. Positioned in one of the most sought after roads, in the Lexden district and is within moments of arguably some of the countries finest comprehensive and private secondary schools. Well maintained and presented by the current owners, it presents itself to market in pristine order and is ready for any prospective purchasers to occupy, without a need to do anything at all.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs rising to first floor with storage cupboard under, doors to;

Living Room



14' 11" x 14' 6" (4.55m x 4.42m) With double glazed bay window to front, radiator, herringbone flooring, feature cast iron fireplace with built in storage to either side, TV point.

Dining Room



12' 4" x 11' 11" (3.76m x 3.63m) With double glaze double doors to rear, radiator, herringbone flooring.

WC

With obscure double glazed window to side, part tiled walls, heated towel rail, wash hand basin, close coupled WC.

Kitchen/Breakfast Room



15' 6" x 10' 11" (4.72m x 3.33m) With double glazed double doors to rear, wall hung feature radiator, a range of matching oak eye level and base units with drawers and granite worktops and upstands over, breakfast bar, inset sink, gas double Rangemaster cooker, double Rangemaster fridge/freezer, integrated washing machine and dishwasher.

First Floor

Landing

A generous landing with window to side, loft access and doors to;

Bedroom One



14' 11" x 14' 6" (4.55m x 4.42m) With double glazed bay window to front, radiator.

Property Details.

Bedroom Two



12' 5" x 11' 11" (3.78m x 3.63m) With double glazed window to rear, radiator.

Bedroom Three



12' 5" x 10' 11" (3.78m x 3.33m) With double glazed window to rear, radiator, airing cupboard.

Family Bathroom



With double glazed window to front, radiator, tiled walls, close coupled WC, wash hand basin, bath with shower screen and rainfall shower over.

Outside

Rear Garden



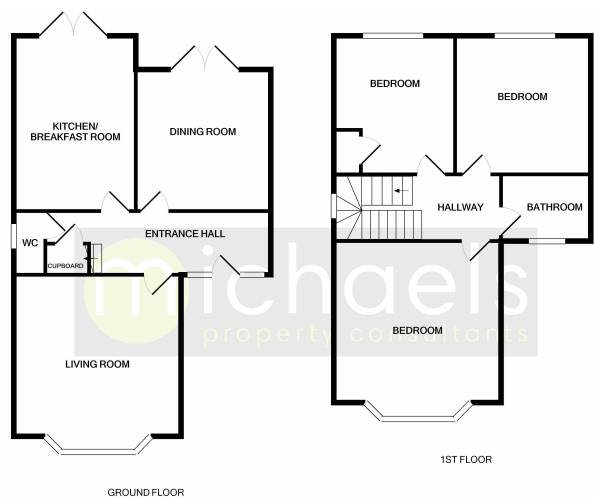
The rear garden is a generous size and is predominantly laid to lawn, with panel fencing forming the boundaries. The kitchen and formal dining room open onto a patio area which is suitable for outdoor dining and entertaining. The garden also hosts a summer house which also has power and light.

Front Of The Property

Rarely available in this location, to the front this exceptional home benefits from off road parking with further parking easily accessible on road.

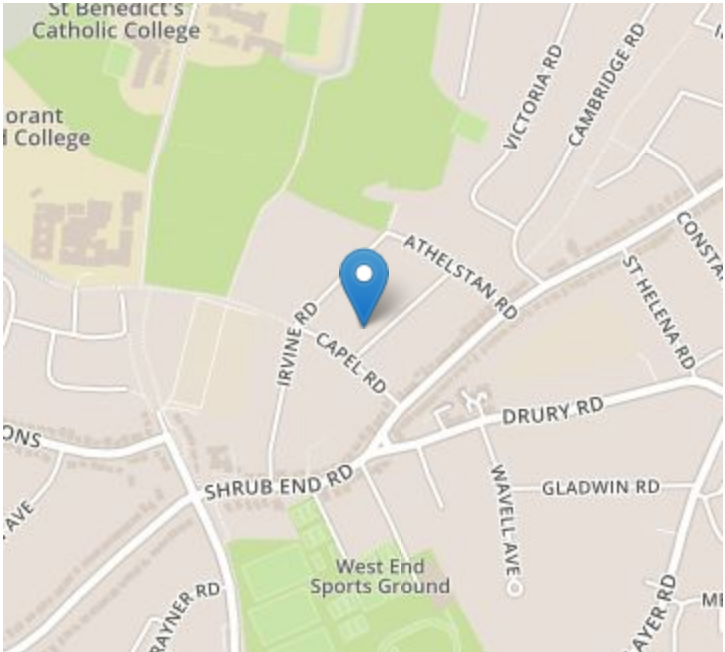
Property Details.

Floorplans

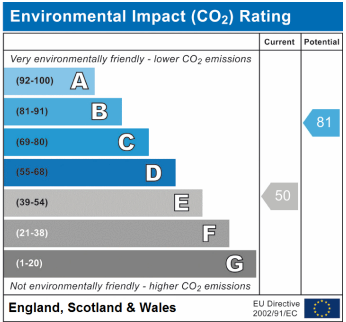
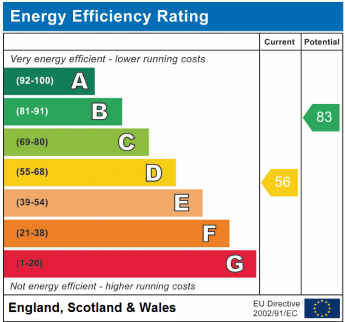


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.