



- Individually Built In The 1950's
- Detached Four Bedroom Home
- Generous Corner Plot
- Kitchen/Diner
- Lounge And Separate Study
- First Floor Shower Room
- Garage And Parking
- Potential To Extend Subject To Planning Permission
- No Onward Chain

## 2 Oaklands Avenue, Lexden, Colchester, Essex. CO3 9ER.

Guide Price £475,000 - £500,000 A rare opportunity to purchase this individually built detached four bedroom home constructed for the current owners in the early 1950's, this quaint home offers tremendous potential to extend subject to relevant planning consents and permissions. This unique home resides in a generous corner plot to the West of Colchester with excellent access to the town centre and fantastic local schooling.



# Property Details.

## Ground Floor

### Reception Hall

With stairs rising to first floor, storage cupboard, doors to;

### Living Room



17' 0" x 11' 0" (5.18m x 3.35m) With window to front and two to side, radiator, open red brick fireplace, double doors to;

### Study

16' 4" x 7' 9" (4.98m x 2.36m) With two windows to rear, double doors to garden, radiator.

### Kitchen/Diner



20' 1" x 8' 9" (6.12m x 2.67m) With window to front and rear, radiator, part wood floor and part tiled floor, a range of matching units with worktops and inset one and a half sink and drainer, space for kitchen appliances, walk in pantry cupboard, door to external lobby.

## First Floor

### Landing

Split level landing with window to side, window to front, storage cupboard, loft access and doors to;

### Bedroom One



11' 2" x 10' 9" (3.40m x 3.28m) With window to side, radiator, built in storage cupboards.

### Bedroom Two



15' 1" x 8' 0" (4.60m x 2.44m) With window to rear, radiator, built in wardrobe.

# Property Details.

## Bedroom Three



10' 3" x 8' 9" (3.12m x 2.67m) With window to rear, radiator.

## Bedroom Four



10' 9" x 6' 0" (3.28m x 1.83m) With window to side, radiator, storage cupboard.

## Shower Room



With window to front, storage cupboard, close coupled WC, wash hand basin, walk in double shower cubicle, part tiled walls.

## Outside

### Rear Garden



A generous wrap around established rear garden offering a patio area and lawn. The garden is secluded and offers lots of potential for any prospective purchaser. From the garden there is access to the utility room/garage.

### Garage

17' 8" x 10' 9" (5.38m x 3.28m) With double doors to front, single door to lobby, power and light, eaves storage and open to;

### Utility Room/Workshop

10' 9" x 9' 4" (3.28m x 2.84m) With window to side, door to rear, butler sink, worktops and storage space.

### Outside WC

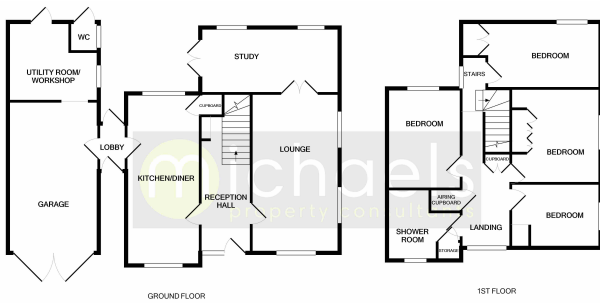
With low level WC.

### Front Driveway

To the front there is a generous front driveway and front garden.

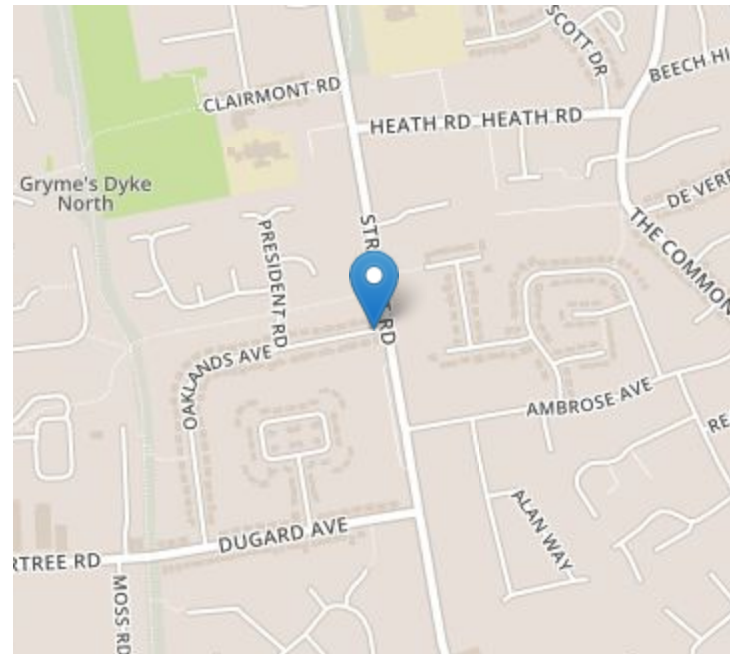
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and plot area being an approximation 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 prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or fitness for use.  
Made with Viewpoint 02/2020

## 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.