



- 1930's Bay Fronted Semi Detached Home
- Hamilton Primary School Catchment
- Colchester Royal Grammar School
- Three bedrooms
- Two Bathrooms
- Two Reception Rooms
- Large & Private Rear Garden
- Period Charm Throughout
- Maldon Road District

## 45 Athelstan Road, Lexden, Colchester, Essex. CO3 3TW.

New to the market, this stunning three bedroom semi-detached residence, resides in the ever popular Lexden district of Colchester and is within catchment of some of the countries finest schooling. Within catchment of Hamilton Primary School & a stones throw of Colchester Royal Grammar School, this family homes offers space and period charm throughout. Highlights of this home include two sizeable reception rooms with the living room featuring an attractive bay window and cast iron multi-fuel burner, as well as the dining room featuring original double doors leading to the rear garden & another cast iron multi-fuel burner.





# Property Details.

## Entrance Hall

13' 0" x 5' 1" (3.96m x 1.55m) Entrance door and window to front aspect, exposed floorboards, large under stairs storage cupboard x2, smoke alarm, stairs to first floor, further doors to:

## Living Room



12' 1" x 13' 8" (3.68m x 4.17m) UPVC bay window to front aspect, radiator, exposed floorboards, feature fireplace with cast iron multi fuel burner, television ariel point

## Dining Room



13' 5" x 10' 2" (4.09m x 3.10m) Exposed wood floorboards, original double doors (leading to rear garden), radiator, feature fireplace with cast iron multi-fuel burner

## Kitchen



22' 6" x 8' 5" (6.86m x 2.57m) Exposed floorboards & terracotta tiles, radiator, spotlights, large fitted wall units, space for freestanding fridge/freezer, inset butler sink with chrome mixer tap over, wood working surfaces throughout, space for washing machine & dishwasher under counter, space for range style oven, window to side aspect, rear door to side aspect (leading to rear garden), radiator

## Downstairs W.C & Shower Room

W.C, vanity wash hand basin and mosaic tiled splash back, UPVC window to rear aspect, shower cubicle, inset spotlights, extractor fan, tiled floor throughout

## First Floor

### First Floor Landing

Stairs to ground floor, loft access above, smoke alarm, storage cupboard with overhead storage, further doors to

### Bedroom One



12' 0" x 11' 2" (3.66m x 3.40m) Exposed floorboards, feature fire place, radiator, UPVC window to front aspect, TV ariel point

# Property Details.

## Bedroom Two



13' 7" x 8' 7" (4.14m x 2.62m) Sash window to rear aspect, exposed floorboards, radiator, television ariel point

## Bedroom Three



8' 0" x 8' 2" (2.44m x 2.49m) Sash window to rear aspect, radiator, exposed floorboards

## Family Bathroom



W.C, wall mounted wash basin with tiled splash back, chrome wall mounted towel rail, panel bath with shower house attachment, UPVC window to front aspect, wall mounted bathroom cabinets, retractable door

## Rear Garden & Parking



This property comes with a large & attractive private rear garden, backing on to Colchester's Royal Grammar playing fields. The garden commences with a large decking area, ideal for a small seating area with steps leading up to an area laid to shingle & home to an outdoor dining table. The remainder of the garden is predominantly laid to lawn and enclosed by panel fencing. There is the added benefit of two garden sheds (to remain with the property) . Throughout the garden, there is an array of mature shrubs, plants and bushes - once again maintained well by the current owners.

Parking is easily accessible on road without need for a residents permit.

## Agents Note

All school catchments are subject to the appropriate applications. There is also the added benefit of an additional space within the loft, featuring a velux window, accessible via ladder to the loft. This could be utilised by any current purchaser to an array of different uses if wanted.

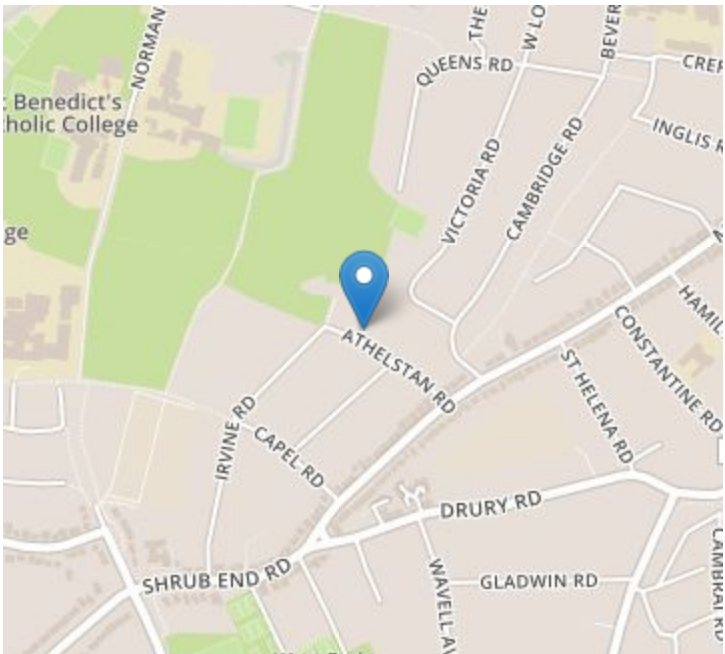


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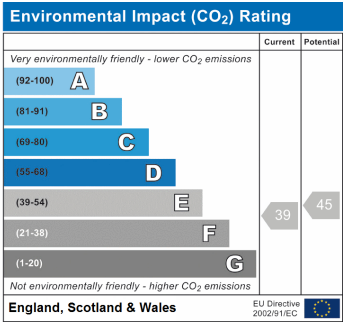
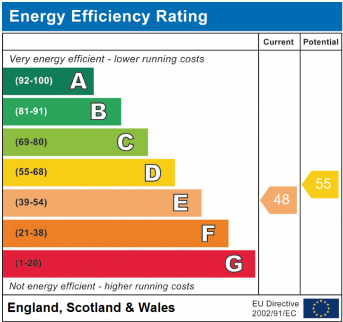
## Floorplans



## 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.