



- GUIDE PRICE £240,000 - £250,000
- Terraced House
- Three Bedrooms
- Lexden
- Excellent Schooling
- Two Reception Rooms
- Modern Fitted Kitchen
- Viewing Advised

7 New Kiln Road, Lexden, Colchester, Essex. CO3 3QL.

This spacious three bedroom terraced property resides in a splendid walkway position, rarely available in this extremely sought after location in the heart of Lexden, with Hilly Fields, the Town and some of the Country's finest schooling all on the doorstep. The property enjoys excellent sized accommodation throughout and ideal for any growing family. Accommodation comprises of two generous reception rooms, a modern fitted kitchen and a cloakroom completing the ground floor. On the first floor there are three generous bedrooms and a family bathroom. Properties in this location are rare to the market and we would therefore advise early inspections.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Laminate flooring, radiator, small under stairs storage cupboard, further large storage cupboard, stairs to first floor, doors to:

Cloakroom

Low level WC, wall mounted hand wash basin, UPVC window to front.

Living Room



14' 3" x 11' 8" (4.34m x 3.56m) Laminate flooring, radiator, UPVC window to front, gas fireplace with ornamental surround, door to:

Dining Room



12' 5" x 10' 8" (3.78m x 3.25m) Laminate flooring, radiator, UPVC French doors to rear.

Kitchen



8' x 8' (2.44m x 2.44m) Tiled flooring, range of fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric oven and hob with extractor hood above, built in fridge/freezer, space for washing machine, inset sink unit with left hand drainer, UPVC window to rear, inset spotlights.

First Floor

Landing

Loft hatch, airing cupboard, doors to:

Bedroom One



12' 6" x 10' (3.81m x 3.05m) Radiator, UPVC window to front, range of fitted wardrobes and storage cupboards.

Property Details.

Bedroom Two



13' 7" x 9' 2" (4.14m x 2.79m) Radiator, UPVC window to rear, two built in wardrobes.

Bedroom Three

9' x 7' 8" (2.74m x 2.34m) Radiator, UPVC window to front, built in wardrobe.

Bathroom



Laminate flooring, radiator, fully tiled walls, low level WC, pedestal hand wash basin, panel bath with electric shower and glass shower screen over, UPVC window to rear.

Outside

The property sits in a pleasant walk way position off of New Kiln Road itself and is approached by a pathway leading to the front door, with a small front garden. There is resident's allocated parking and a garage available to lease, which our client informs us is transferrable.

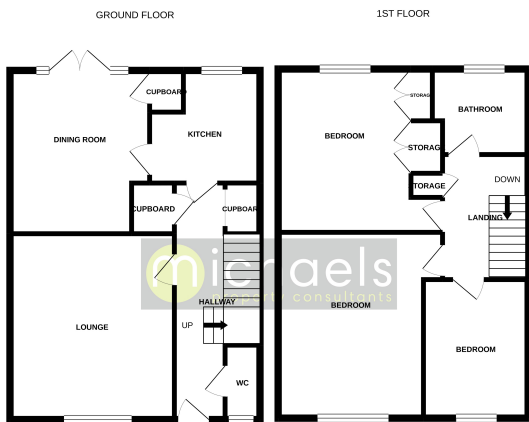
Rear Garden



To the rear of the property there is an attractive garden, landscaped to a low maintenance design. The garden features a paved patio area, with the remainder laid with shingled slate. There is an array of potted plants, a water feature and a gate providing secure rear access.

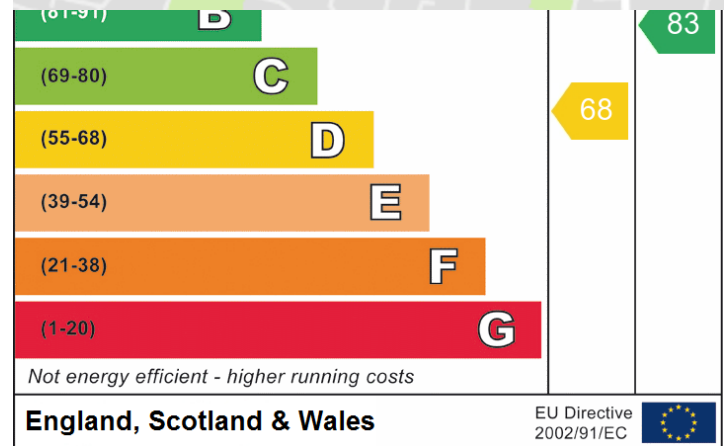
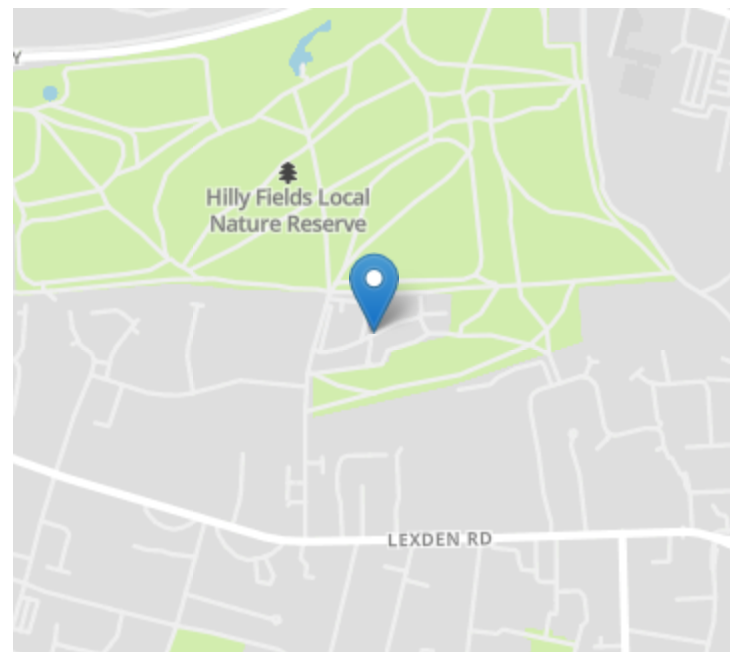
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, ceilings and any other items are approximate and are not intended to be used for any purpose other than as a guide. The accuracy, quality and appearance shown here are based on what is seen at the time of the photographs. The accuracy, quality and appearance shown here are not intended to be used for any purpose other than as a guide. The accuracy, quality and appearance shown here are not intended to be used for any purpose other than as a guide. Made with Mapogen 11/2020

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.