



1D, Ratcliffe Road, Colchester, Essex, CO3 9BG

Asking Price: £325,000 Subject to Contract Freehold

Offered for sale with no onward chain and situated in the popular residential location of Lexden is this extended and well-presented three-bedroom end of terraced family home offering generous and flexible living accommodation throughout.

- No Onward Chain
- Extended Family Home
- Well Presented Throughout
- Three Double Bedrooms
- Spacious Lounge
- Kitchen/Breakfast Room
- Study and Cloakroom
- Family Bathroom & Ensuite to Principal Bedroom
- Walk in Wardrobe
- Off Road Parking & Private Rear Garden



The accommodation begins with an entrance porch that leads through to the spacious living room which has a double glazed window to the front aspect, feature fireplace, a useful understairs cupboard, and doors leading to the kitchen/breakfast room, stairs heading up to the first floor, and inner hall to the study, cloakroom and another storage cupboard.

The ground floor study has double glazed French doors leading out to the rear garden and could also be used as a dining room, playroom or 4th bedroom.

The cloakroom has been fitted with a low-level w/c, hand wash basin, and a double-glazed obscured window to the front.

At the rear of the property, the kitchen/breakfast room has been fitted with matching base and eye level units, worktops with tiled splashbacks and an inset stainless-steel sink with drainer, under-counter space and plumbing for appliances, a built-in oven, hob and extractor, and a double-glazed door and window to the rear garden.

On the first floor, the landing gives access to all three double bedrooms, airing cupboard containing combi-boiler, loft hatch and the family bathroom which has been fitted with a panelled bath, low level w/c, hand wash basin into a vanity unit, heated towel rail and a double-glazed window to the rear aspect.

Bedrooms two and three overlook the rear garden, whilst the very generously sized principal bedroom benefits from having a large walk in wardrobe and a separate ensuite shower room comprising shower cubicle, low level w/c, hand wash basin, fully tiled walls and extractor fan.

Outside

At the front of the property there is a driveway allowing off road parking for a number of vehicles and a shared pathway for side access.

The private rear garden has been thoughtfully landscaped with a patio area, a stepping stone pathway across the shingled area which leads to the workshop and established flower beds and borders with an array of plants, bushes and shrubs. The shed attached to the side of the property has been fitted with power and lighting.









Location

The property is situated in the popular Lexden district of Colchester close to primary and secondary schooling.

Tollgate Retail Park and Stane Park shopping districts are within easy reach offering a range of shopping facilities via an array of national outlet stores.

The A12 can be accessed both London & Ipswich bound, A120 for Stansted Airport and the railway stations of the city offer services to London Liverpool Street.

Important information

Council Tax Band – B

EPC Rating - C

Services - We understand that mains water, gas, drainage and electricity are connected to the property.

Tenure - Freehold

Directions

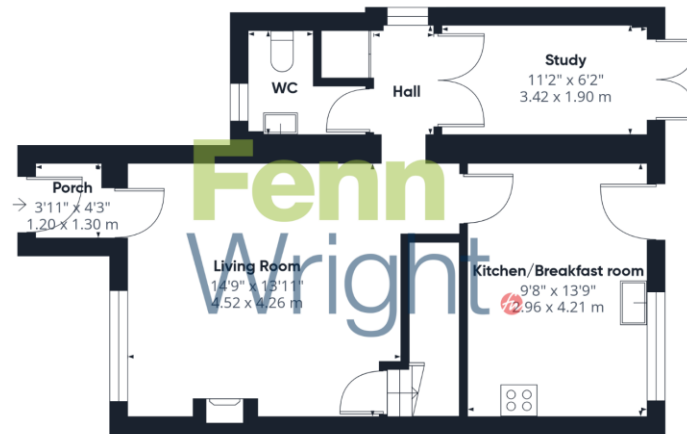
Please use postcode CO3 9BG for SatNav.



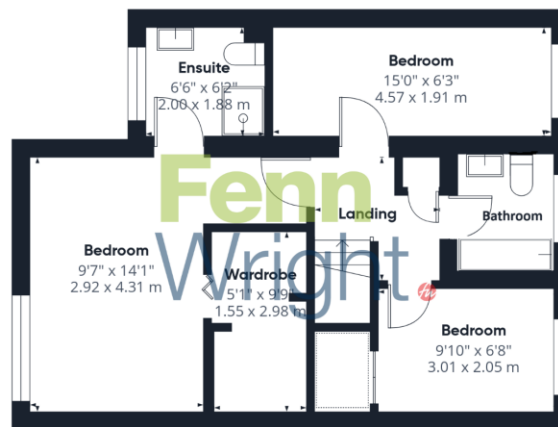
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Essex, CO3 9BG



Floor 0



Floor 1



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