



Byron Avenue, Lexden, Colchester, CO3 4HG

welcome to

Byron Avenue, Lexden, Colchester

This well presented and spacious detached family home is situated in a quiet cul de sac position in the ever popular LEXDEN area of Colchester, offering excellent access to the city centre, popular schools and the A12. Tollgate Shopping Centre and Stane Retail Park area also within easy reach.



Entrance Door To:

Entrance Porch

Tiled flooring, entrance door to:

Hallway

Stairs to first floor, storage cupboard under, radiator, cupboard, solid Oak flooring, doors to:

Cloakroom

Concealed cistern w.c., wall mounted wash basin, tiled walls, tiled floor, upvc double glazed window to side.

Kitchen/Breakfast/Family Room

Comprehensive range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, built-in double oven, electric hob with splashback and extractor hood over, space for fridge/freezer, space for washing machine, spotlights, built-in dishwasher, two radiators, three upvc double glazed windows to rear, tiled floor, door to Lobby, double doors to Living Room & Dining Room.

Lobby

With external doors to front and rear.

Living Room

Upvc double glazed bay window to front with fitted blinds, solid Oak flooring, two radiators, double doors to:

Dining Room / Conservatory

Upvc double glazed and brick construction with French doors to rear, tiled floor, radiator, pitched roof, door leading to Garage.

Study

Upvc double glazed window to front with fitted blinds, solid Oak flooring, radiator.

First Floor Accommodation

Landing

Built-in cupboard, carpet, doors to:

Bedroom One

Radiator, upvc double glazed window to rear, carpet, views over Lexden allotments.

Bedroom Two

Upvc double glazed window to rear, radiator, carpet, built-in wardrobe.

Bedroom Three

Upvc double glazed window, radiator, carpet, built-in wardrobe.

Bedroom Four

Upvc double glazed window to front, carpet, radiator, built-in wardrobe.

Family Bathroom

Modern four piece white bathroom suite comprising panel enclosed bath with mixer tap and showerhead attachment, shower cubicle, low level w.c. and pedestal wash hand basin, heated towel rail, tiled walls and floor, two upvc double glazed windows to side.

Outside

Shared driveway giving access to Garage and parking. Side access to rear.

The rear garden is generous in size, being laid to lawn with shrubs and trees, all enclosed by panel fencing. The garden backs onto allotments.

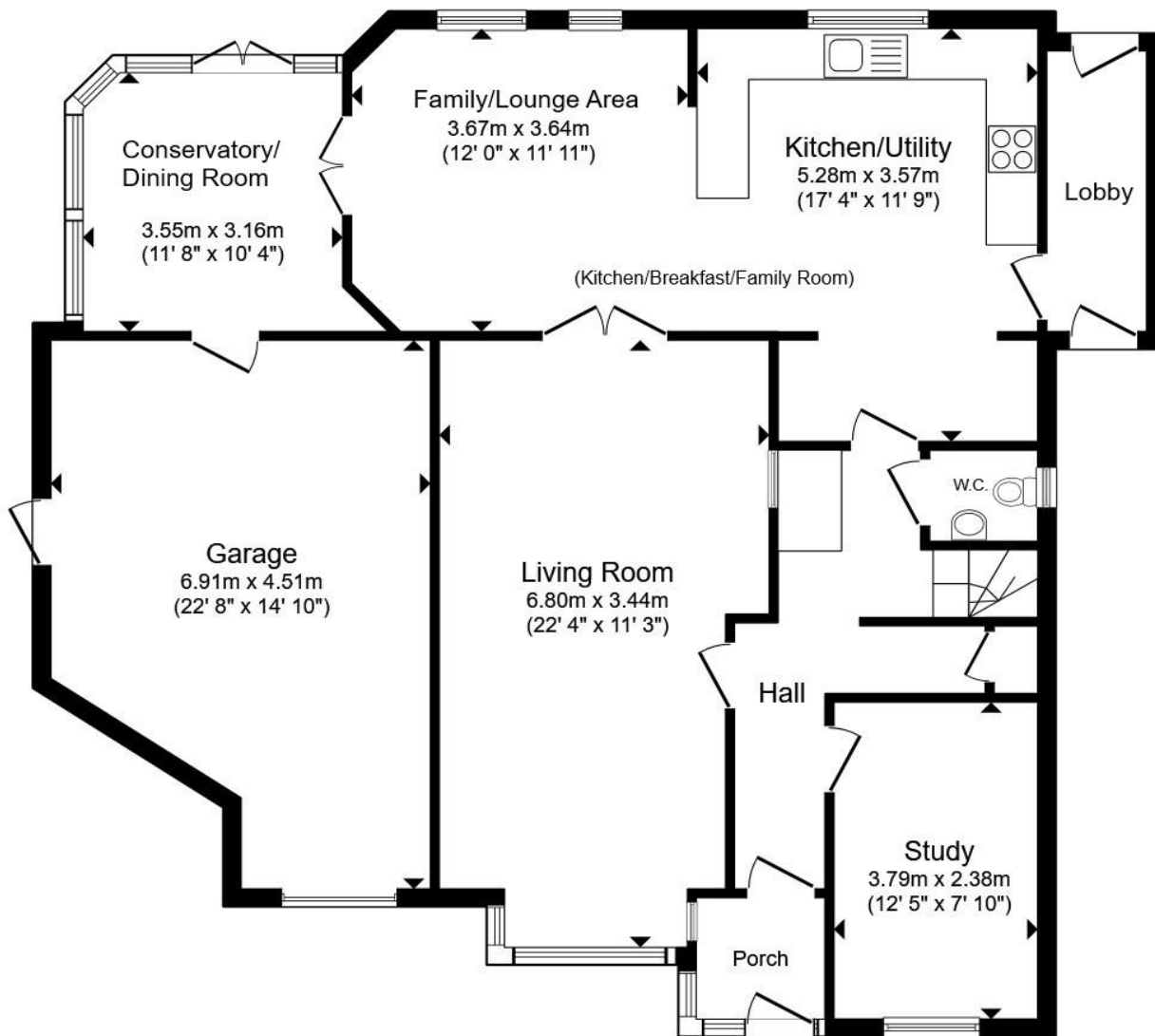
Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

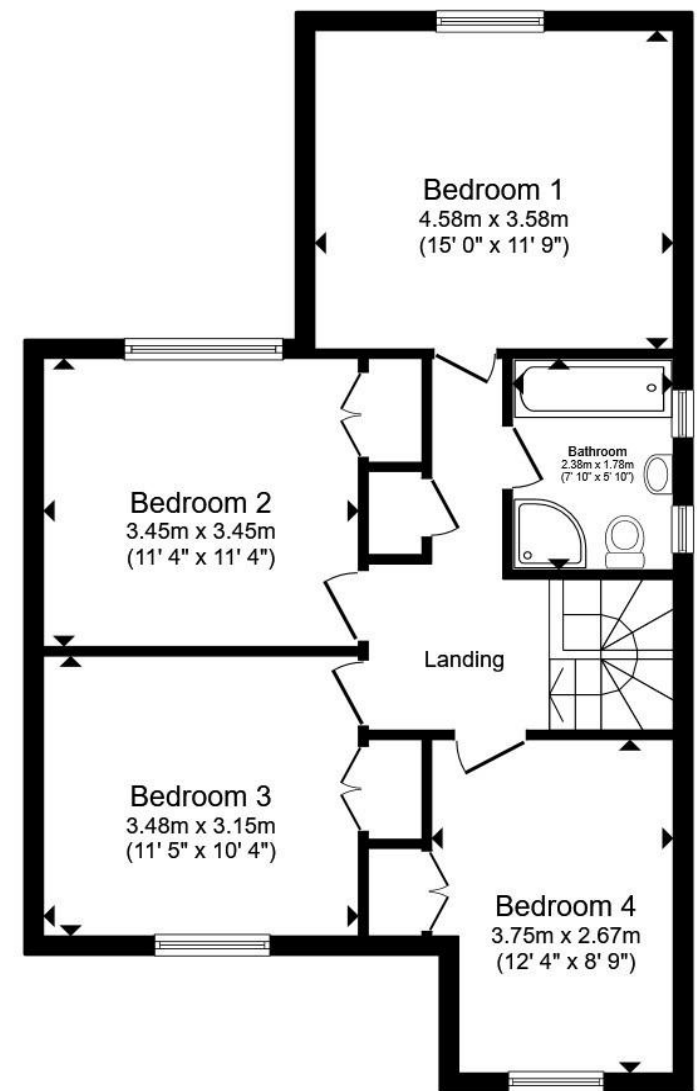


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Ground Floor



First Floor

Total floor area 184.6 m² (1,987 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Byron Avenue, Lexden, Colchester

- Spacious Detached Family Home
- Three Reception Rooms
- Kitchen/Breakfast/Family Room
- Cloakroom & Four Piece Family Bathroom
- Four Double Bedrooms
- Parking & Garage
- Generous Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121488 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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