



229 Lexden Road
Colchester, Essex

**DAVID
BURR**



229 Lexden Road, Colchester, Essex, CO3 4DA

LOCATION

Lexden Road is one of Colchester's most desirable residential addresses, known for its blend of period homes, convenience, and access to excellent local amenities. Shops, cafés, and everyday services are all within walking distance, while regular bus routes provide direct access to Colchester's historic city centre.

The property is ideally positioned for commuters, with easy access to the A12, Tollgate Retail Park, and Colchester North Station, offering direct rail services to London Liverpool Street. Families are particularly well served by the highly regarded school catchment, including Home Farm Primary School (Ofsted Outstanding), Prettygate Primary, and Philip Morant Secondary School.

- ☐ Cottage of considerable character
- ☐ Siting room and Kitchen diner
- ☐ Grade II Listed Two Bedroom Semi-Detached House
- ☐ Feature fireplace
- ☐ Easy access To Local amenities
- ☐ Generous Size Rear Garden
- ☐ Principal bedroom suite with dressing room and en-suite
- ☐ Character Features Throughout
- ☐ On The Highly Sought-After Lexden Road
- ☐ Garden Backs on to Hilly fields

DESCRIPTION

Offered with no onward chain and occupying a prime position on the highly sought-after Lexden Road, this charming Grade II Listed two-bedroom semi-detached home showcases an abundance of character features throughout. Internally, the accommodation includes a welcoming sitting room with a striking red brick feature fireplace, a spacious kitchen/diner enhanced by exposed wooden beams, and a well-appointed family bathroom.

To the first floor, the landing provides an ideal space for a home office or reading area and leads to two generously sized bedrooms. Externally, the property benefits from a generous rear garden, predominantly laid to lawn with a patio area, offering an excellent outdoor space for relaxation and entertaining.

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TENURE: Freehold

SERVICES: Mains water, mains drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: The property is listed and as such does not require an EPC.

WHAT3WORDS: card.figure.vines

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

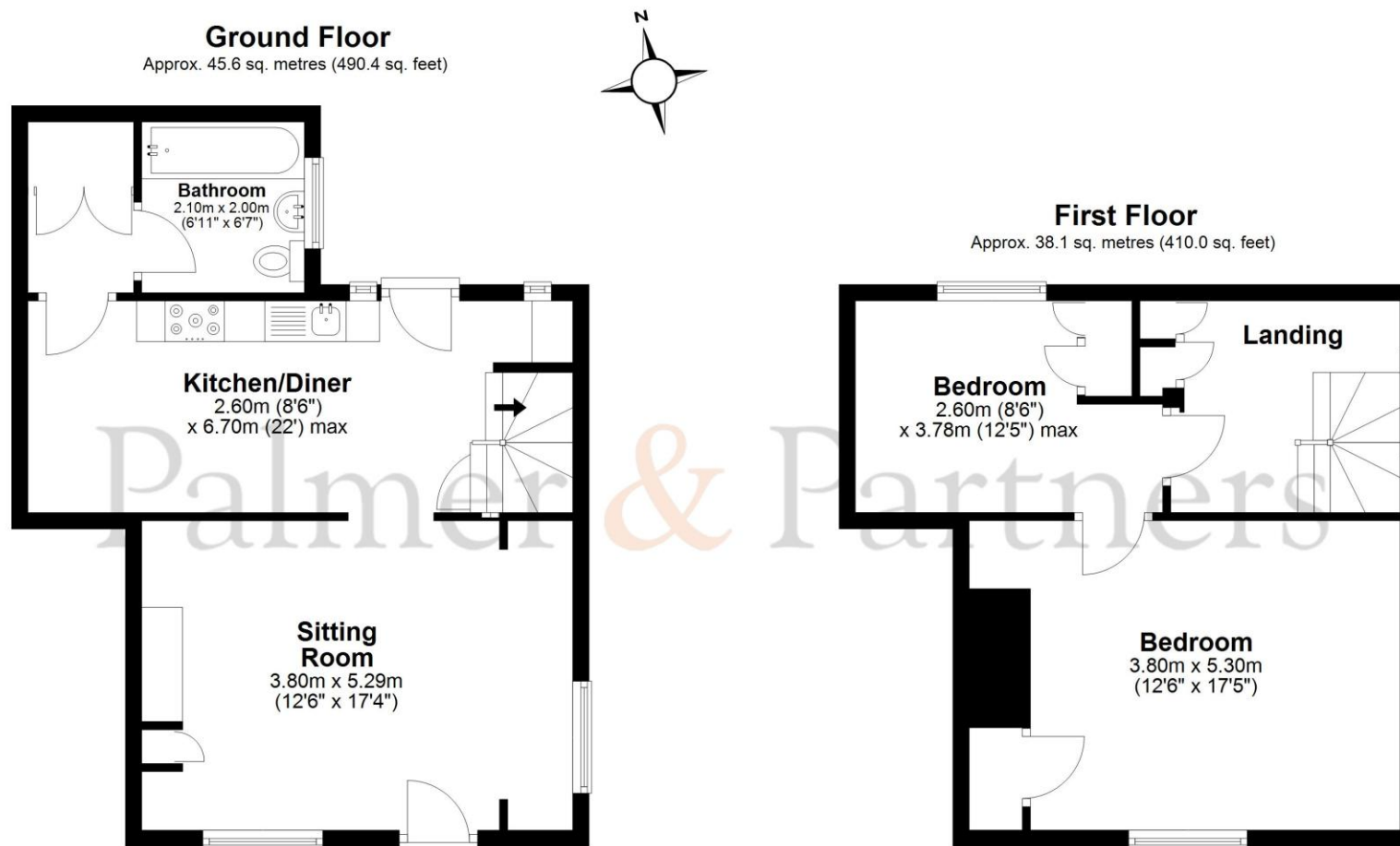
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

AGENTS NOTE Under Section 21 of the Estate Agents Act 1979, we hereby disclose that the owner of this property has a family member who is an employee of David Burr



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Total area: approx. 83.7 sq. metres (900.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space.

No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

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