



**Jacqueline Court, Lexden Road, COLCHESTER, CO3 3TL**

**welcome to**

**Jacqueline Court, Lexden Road, COLCHESTER**

Located in the ever popular Lexden area is this well presented and spacious one bedroom ground floor maisonette. The property is offered with allocated parking, a large lounge, large double bedroom and kitchen. An early viewing is strongly advised.



**Early viewing is advised of this ground floor maisonette situated in the ever popular Lexden area. The property offers entrance hallway with storage cupboard, lounge with sash window to front, kitchen with space for appliances, generous double bedroom with built-in wardrobe and three piece family bathroom. Externally the property benefits from allocated parking space. There is also on road parking available.**

### **Entrance Door To:**

### **Entrance Hall**

Laminate flooring, radiator, built-in storage cupboard, doors to:

### **Lounge**

Sash window to front, radiator, laminate wood flooring, doors to:

### **Kitchen**

Window to rear, modern range of eye and base level units, roll top work surfaces, inset sink unit with mixer tap and tiled splashbacks, integrated eye level oven, inset gas hob with extractor fan over, spaces for fridge/freezer and washing machine, laminate wood flooring.

### **Bedroom**

Window to front, radiator, laminate wood flooring, built-in wardrobe.

### **Shower Room**

Modern suite comprising double shower cubicle, wash hand basin set into vanity unit and concealed cistern w.c., laminate flooring, marble effect shower panels to some walls, heated towel rail, extractor fan.

### **Outside**

The property benefits from one allocated parking space. There is on road parking available with no parking restrictions.



**Floor Plan**

Total floor area 51.7 m<sup>2</sup> (556 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](http://www.propertybox.io)



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welcome to

## Jacqueline Court Lexden Road, COLCHESTER

- Lovely Ground Floor Maisonette
- Spacious Living Accommodation
- Generous Double Bedroom
- Custom made Venetian Style Blinds
- Allocated Parking

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 780.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £170,000



### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121124 - 0002

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