



# 3 bedroom Mid Terraced House located in Colchester.

Guide Price  
£275,000 - £300,000

  
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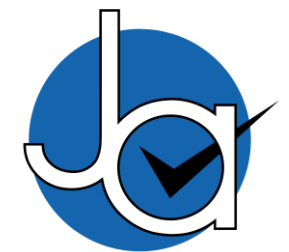
  
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# Kirk Way Colchester CO4 5ZN



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## FULL DESCRIPTION

\*\*\* GUIDE PRICE of £275,000 - £300,000 \*\*\*

\*\* NO ONWARD CHAIN \*\*

John Alexander are pleased to present to market this three bedroom property, conveniently located for Colchester North Station Railway Station, Northern Gateway, Colchester General Hospital and the A12. Property benefits include a modern fitted kitchen, lounge, cloakroom, en-suite to master, family bathroom, enclosed rear garden and car port.

### ENTRANCE HALL

Doors to:

### CLOAKROOM

### KITCHEN

13' 0" x 8' 7" (3.96m x 2.62m)

### LOUNGE/DINER

15' 2" x 13' 7" (4.62m x 4.14m)

### FIRST FLOOR LANDING

### BEDROOM ONE

12' 9" x 8' 7" (3.89m x 2.62m)

### ENSUITE

### BEDROOM TWO

9' 7" x 8' 7" (2.92m x 2.62m)

### BEDROOM THREE

9' 1" x 6' 2" (2.77m x 1.88m)

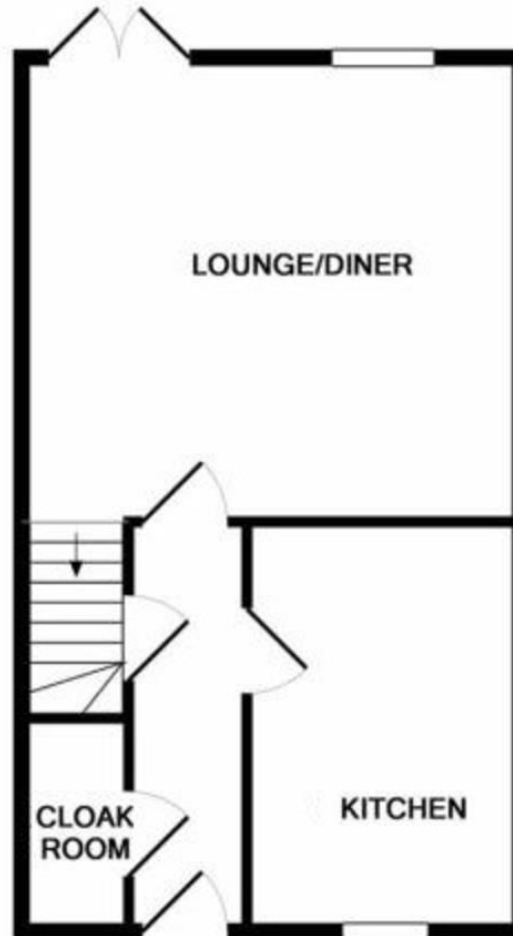
### FAMILY BATHROOM



FLOORPLAN



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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