



## 3 bedroom Semi-Detached House located in Colchester.

Guide Price  
£280,000 - £300,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Adelaide Drive Colchester CO2 8UB

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE of £280,000-  
£300,000\*\*\*

John Alexander are pleased to present to market this three bedroom semi-detached home situated in the popular South district of Colchester. Being conveniently located for local amenities, also offering easy access to Mersea Island or the B1022 towards Tiptree and Maldon.

The property benefits include three bedrooms, kitchen, lounge/diner, family bathroom, enclosed rear garden and parking.

### ENTRANCE HALL

Doors to:

### DINING ROOM

12' 0" x 10' 2" (3.66m x 3.1m)

### LOUNGE

16' 1" x 10' 11" (4.9m x 3.33m)

### KITCHEN

10' 7" x 6' 10" (3.23m x 2.08m)

### LANDING

Doors to:

### BEDROOM ONE

12' 8" x 8' 0" (3.86m x 2.44m)

### BEDROOM TWO

10' 8" x 10' 4" (3.25m x 3.15m)

### BEDROOM THREE

7' 8" x 6' 8" (2.34m x 2.03m)

### FAMILY BATHROOM

### OUTSIDE

The property offers an attractive garden to the rear with a paved patio area, lawned garden with rockery and gated side access. At the front of the property there is off road parking which leads to the garage with up and over door.



3



1



2



EPC

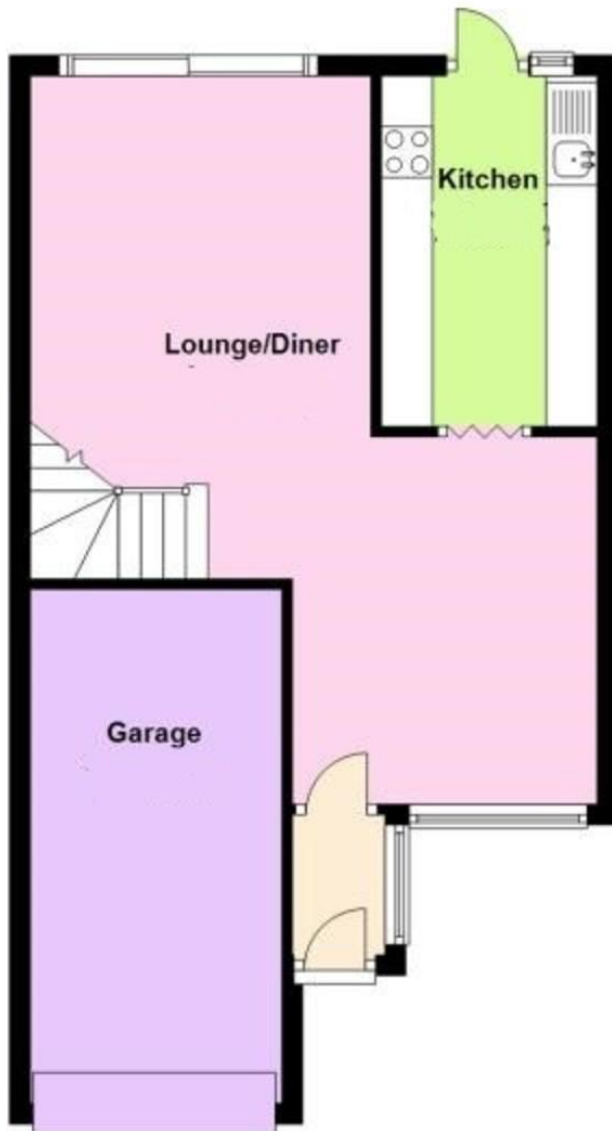
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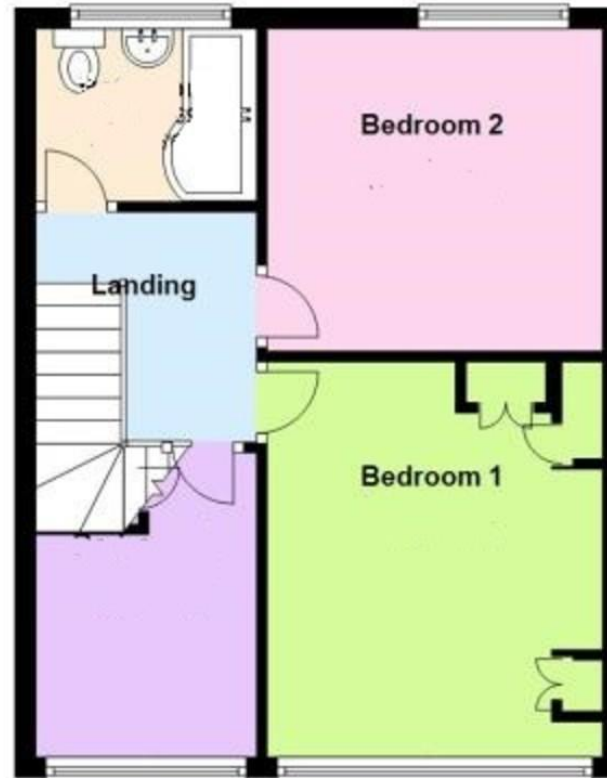


FLOORPLAN

Ground Floor



First Floor



DIRECTIONS

CONTACT

99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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