

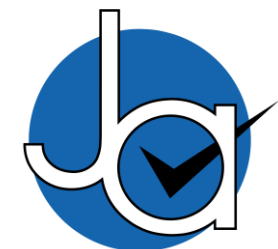


**3 bedroom  
Semi-Detached  
House located  
in Colchester.**

**Guide Price  
£280,000 - £300,000**



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**JOHN ALEXANDER  
ESTATE AGENTS**

# Cape Close Colchester CO3

## FULL DESCRIPTION

### OVERVIEW

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

John Alexander are pleased to present to market this three-bedroom semi-detached home, situated in the popular Prettygate district of West Colchester. Being conveniently located for a number of Secondary Schools, Primary Schools, local amenities, A12 access, the Tollgate/Stanway Retail Parks and Marks Tey Railway Station for its direct links to London Liverpool Street, Ipswich and Norwich.

Property benefits include a fitted kitchen, utility room, lounge, ground floor bathroom, conservatory, three bedrooms and enclosed rear garden.

### ENTRANCE HALL

Doors to:

### LOUNGE

17' 5" x 10' 4" (5.31m x 3.15m)

### KITCHEN

10' 0" x 7' 5" (3.05m x 2.26m)

### UTILITY ROOM

7' 10" x 5' 9" (2.39m x 1.75m)

### CONSERVATORY

15' 0" x 10' 10" (4.57m x 3.3m)

### GROUND FLOOR BATHROOM

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

15' 0" x 10' 6" (4.57m x 3.2m)

### BEDROOM TWO

10' 0" x 7' 5" (3.05m x 2.26m)

### BEDROOM THREE

9' 9" x 7' 1" (2.97m x 2.16m)

### OUTSIDE

The rear garden is enclosed by panel fencing and mostly laid to lawn with a patio area. There is also a garden to the front of the property which has a few shrub borders and a pathway leading to the front door of the property.



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Cape Close, Colchester, CO3



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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