



**3 bedroom End
of Terrace
located in
Colchester.**

Guide Price
£260,000 - £280,000



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JOHN ALEXANDER
ESTATE AGENTS

Spruce Avenue Colchester CO4 3NX

FULL DESCRIPTION

*** GUIDE PRICE £260,000 - £280,000 ***

** NO ONWARD CHAIN **

John Alexander is delighted to present this beautifully maintained three-bedroom end-of-terrace house in North Colchester. Highlights of this property include a driveway for off-road parking, a modern kitchen-diner, and a separate lounge. The home offers convenient access to local schools, shops, amenities, and regular bus routes, making it perfect for families and commuters. Additionally, the historic city centre of Colchester is just a short journey away. Viewing is highly recommended.

ENTRANCE HALL

LOUNGE

13' 5" x 13' 9" (4.09m x 4.19m)

KITCHEN/DINER

19' 9" x 9' 6" (6.02m x 2.9m)

EXTENSION

17' 2" x 10' 4" (5.23m x 3.15m)

GROUND FLOOR WC

2' 6" x 4' 8" (0.76m x 1.42m)

1ST FLOOR

SEPERATE TOILET

5' 6" x 2' 6" (1.68m x 0.76m)

BATHROOM

5' 6" x 5' 0" (1.68m x 1.52m)

PRINCIPLE BEDROOM

13' 4" x 13' 4" (4.06m x 4.06m)

SECOND BEDROOM

13' 4" x 9' 8" (4.06m x 2.95m)

THIRD BEDROOM

7' 7" x 9' 2" (2.31m x 2.79m)

OUTSIDE

To the front of the property you will find a block paved driveway providing off road parking for two cars. Side access leads you to a brick built storage shed. Rear garden is enclosed by panel fencing mainly laid to lawn and also features a patio.



3



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2



EPC

TBC







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