



**4 bedroom
Detached
House located
in Colchester.**

Guide Price
£400,000 - £435,000



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JOHN ALEXANDER
ESTATE AGENTS

Murray Mcpherson Parade Colchester CO4 9AH

FULL DESCRIPTION

OVERVIEW

*** GUIDE PRICE of £400,000 - £435,000 ***

John Alexander are proud to present to market this four bedroom detached family home situated in the North of Colchester, being perfectly located for the A120/A12 interchange, Colchester General Hospital, Severalls Business Park, Northern Gateway and Colchester's North Station railway, for its links to London Liverpool Street, Ipswich and Norwich.

Property benefits include a kitchen/diner, lounge, cloakroom, en-suite to master, family bathroom, enclosed rear garden, garage and driveway.

ENTRANCE HALL

Doors to:

CLOAKROOM

LOUNGE

14' 3" x 12' 5" (4.34m x 3.78m)

KITCHEN/DINER

19' 11" x 11' 9" (6.07m x 3.58m)

FIRST FLOOR LANDING

BEDROOM ONE

10' 10" x 9' 10" (3.3m x 3m)

ENSUITE

BEDROOM TWO

10' 6" x 9' 10" (3.2m x 3m)

BEDROOM THREE

9' 1" x 6' 6" (2.77m x 1.98m)

BEDROOM FOUR

8' 9" x 6' 6" (2.67m x 1.98m)

BATHROOM

OUTSIDE

To the front of the property, there is a driveway to side providing off road parking and a garage with an up and over door to front, power and light connected and a part boarded loft.

To the rear of the property, there is an garden enclosed by panel fencing, patio area, access via a side gate and access to the garage is also available via a side door.



4



2



1



EPC

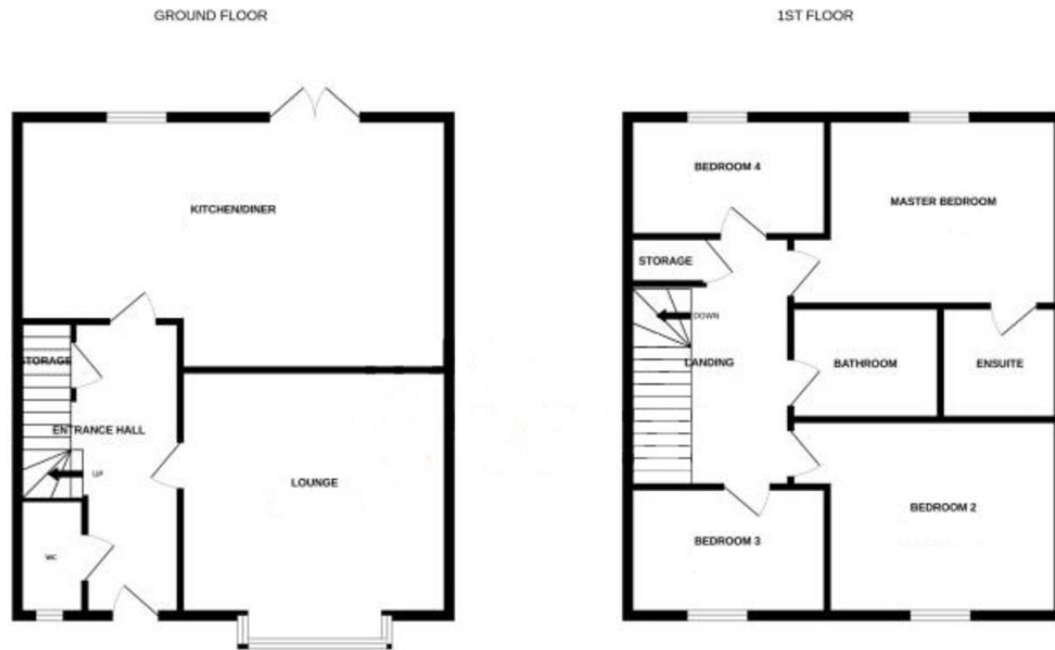
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Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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DIRECTIONS

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