



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

**Guide Price
£325,000 - £350,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Winchester Road Colchester CO2 7LL



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FULL DESCRIPTION THE HOME

The home offers plenty of space for the modern family, as well as being detached with two allocated car parking spaces, patio, a well-presented kitchen/diner and good sized bedrooms.

Inside, the entrance leads into a hallway showcasing original patterned floor tiles. A staircase ascends to the first floor, with a storage cupboard conveniently located beneath. The lounge features an attractive bay window at the front of the house. Stretching across the back, the large kitchen-dining room is fitted with ample work surfaces, base and wall units, and includes an integrated oven, hob, and extractor hood, plus space for a washing machine and dishwasher. French doors open to the garden, and the room features recessed lighting.

Upstairs, the first bedroom overlooks the front of the property through a double-glazed sash window, while the second and third bedrooms offer views of the rear garden. The bathroom is complete with a panelled bath and shower, WC, wash basin, and heated towel rail.

MEASUREMENTS

Entrance hall 15' 5" x 5' 4" (4.7m x 1.63m)

Lounge 13' 5" x 11' 9" (4.09m x 3.58m)

Kitchen/dining room 19' 3" x 12' 9" narrowing to 9' 3" (5.87m x 3.89m)

Landing 8' 7" x 6' 4" (2.62m x 1.93m)

Bedroom one 12' 4" x 11' 9" (3.76m x 3.58m)

Bedroom two 12' 9" x 10' 9" (3.89m x 3.28m)

Bedroom three 9' 6" x 8' (2.9m x 2.44m)

Bathroom 7' x 6' 4" (2.13m x 1.93m)



THE LOCATION & OUTSIDE

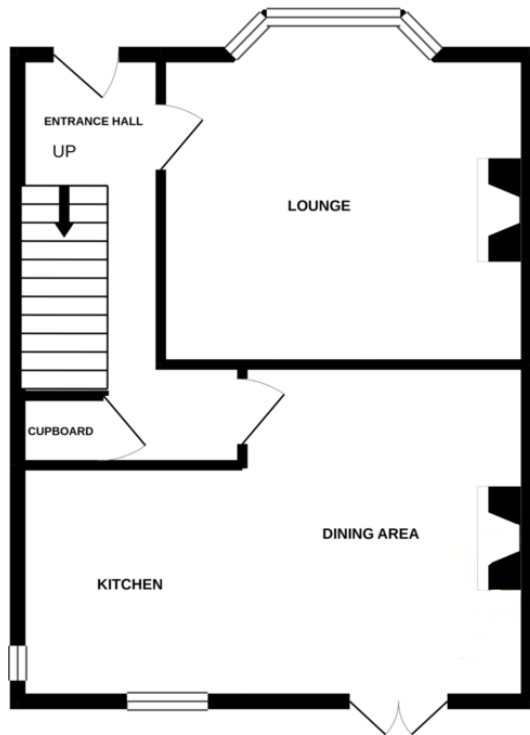
Outside: The front of the property features a quaint garden and a gate leading to the front door. In the rear, there is a patio that opens onto a spacious lawn, all fully enclosed by panel fencing. A side gate provides access to two off-road parking spaces.

Location: Situated to the southeast of the town centre, the property is within walking distance of the Old Heath recreation ground and the town's amenities. Colchester boasts a variety of shopping and recreational options, including Castle Park and the Mercury Theatre.

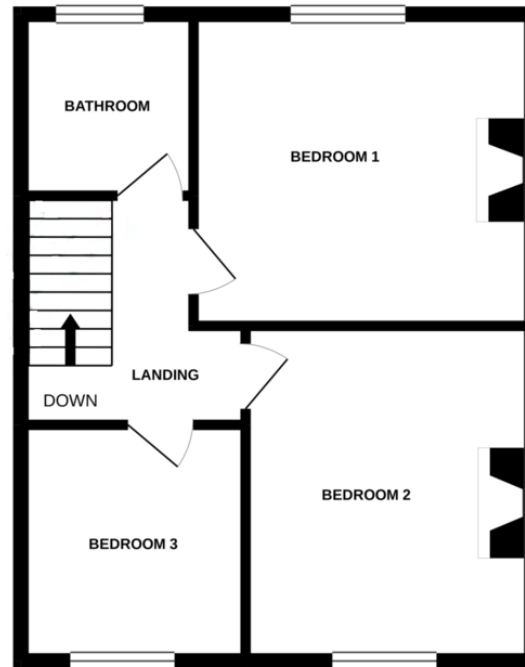


FLOORPLAN

GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst 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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