



**2 bedroom
Ground Floor
Maisonette
located in
Colchester.**

£180,000 - £200,000

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JOHN ALEXANDER
ESTATE AGENTS

Hickory Avenue Colchester CO4 3QN

FULL DESCRIPTION

THE HOME

GUIDE PRICE £180,000 TO £200,000

John Alexander is please to bring to market this charming two bedroom maisonette nestled in the vibrant eastern part of Colchester, this good size property with its own private garden presents an excellent opportunity for first time buyers and investors alike. With its prime location near the university, it's an ideal choice for those seeking a convenient and comfortable living space.

Upon arrival, you are greeted by a well-maintained front garden, complete with a manicured lawn and a pathway that leads to the inviting entrance. The property benefits from a generously sized lounge, kitchen/diner and two double bedrooms. Outside, the garden serves as a tranquil escape, featuring a landscaped garden that is perfect for outdoor activities, gardening, or simply enjoying the fresh air. Raised decking provides an excellent setting for al fresco dining or relaxing under the sun.

Hallway

Accessed by side entrance door
Storage cupboards.

Lounge
15' 3" x 12' (4.65m x 3.66m)
Double glazed window to front aspect
Radiator

Kitchen
12' 8" x 8' 11" (3.86m x 2.72m)
Double glazed window to rear aspect
Range of wall and base units with rolled edge work surfaces over

Inset stainless steel sick and drainer
oven

Plumbing for washing machine
Storage cupboard
Door to garden

Inner Lobby
Airing cupboard

Bathroom
Obscured double glazed window to rear aspect
Fitted vanity basin
Panel enclosed bath

Cloak Room
Obscured double glazed window to rear aspect
Low level WC
Radiator

Bedroom 1
13' 9" reducing to 11' 10" x 10' 11" (4.19m x 3.33m)
Double glazed window to front aspect
Built in wardrobes
Radiator

Bedroom 2
10' 10" x 8' 9" (3.30m x 2.67m)
Double glazed window to rear aspect
Built in wardrobes
Radiator

Garden
Lawn enclosed by panelled fencing

Don't miss out on the chance to explore this property-
call us today to schedule your viewing!



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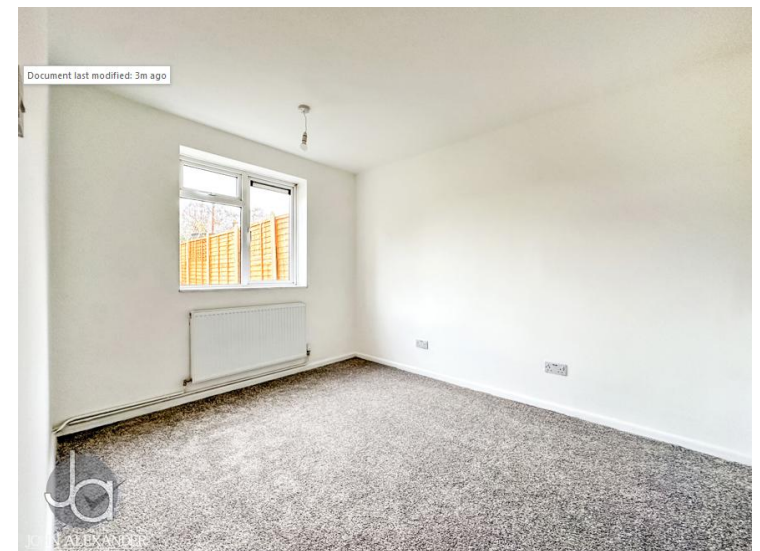




THE LOCATION

The property is conveniently located near a variety of local amenities, including shops, cafes, and restaurants, which cater to everyday needs. Families will appreciate the proximity to reputable schools and parks, offering recreational activities for children and adults. For those who enjoy outdoor pursuits, the area boasts green spaces perfect for walking, cycling, and family gatherings.

In addition, the area benefits from good transport links, with easy access to public transportation options, including bus routes and nearby train stations. This connectivity ensures that residents can easily commute to the centre of Colchester and beyond, as well as access major roadways for travel to nearby cities. The property is also close to the University of Essex so



FLOORPLAN

To follow

DIRECTIONS

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