



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

Guide Price  
**£200,000 - £235,000.**

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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £200,000 TO £235,000\*\*\*

Situated in the sought-after New Town area within a peaceful cul-de-sac, John Alexander is delighted to present this two-bedroom ground floor maisonette for sale. The property features an allocated parking space and generously sized gardens to the side and rear. Great investment or first time buyer opportunity. Early viewing is highly recommended

### THE HOME

As you step through the inviting entrance porch, you're welcomed into a spacious lounge measuring 15'3" x 11'6". This area is ideal for relaxation and entertaining, with ample space for various furniture arrangements. Adjacent to the lounge is the well-appointed kitchen, sized at 10'10" x 7'1". It features modern fixtures and provides ample room for culinary creations, with practical layout enhancements for day-to-day cooking convenience.

The property boasts two comfortable bedrooms. The master bedroom, measuring 12'2" x 10'6", offers a generous space for tranquillity and rest. Bedroom two, at 10'5" x 8'8", is versatile, perfect for guests, a study, or a nursery.

Completing the interior is a contemporary bathroom, measuring 7'1" x 5'7", designed with style and functionality in mind, ensuring a serene environment for your daily routines.

### THE OUTSIDE

The property features an inviting open plan front garden, enhancing its curb appeal. Gated access leads to a charming side garden with a well-maintained lawn, a paved pathway, and a raised garden area enclosed by railway sleepers, complemented by an array of shrubs and trees. This area smoothly transitions to a rear garden, where a large patio beckons for outdoor gatherings. A lush lawn and a raised border, also enclosed by railway sleepers, add to the garden's appeal.

A rear gate provides convenient access to a powered and lit shed. The property includes one allocated parking space, with additional visitor parking available for guests.

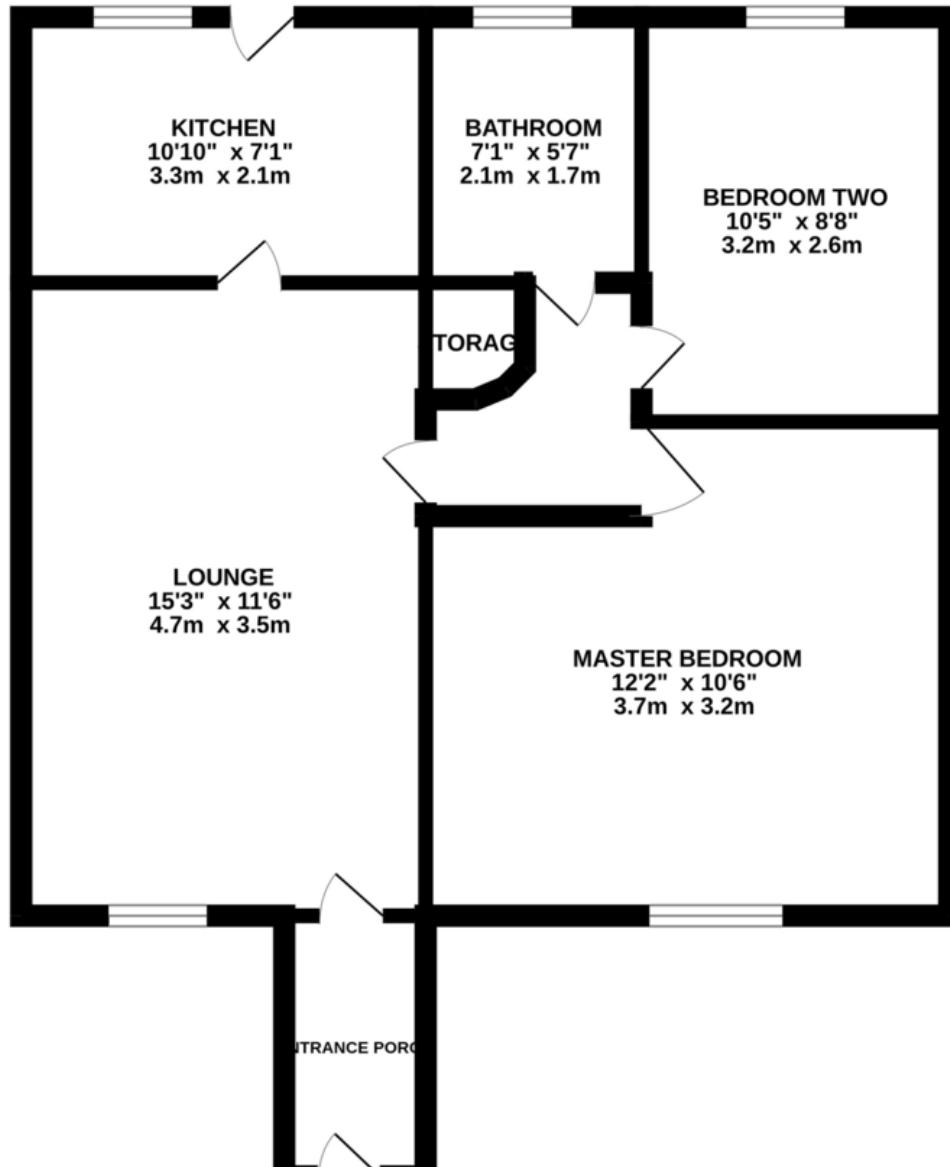


## THE LOCATION

Sadler Close is ideally located in a sought-after area of Colchester offering a perfect blend of urban convenience and suburban tranquillity. Residents can enjoy easy access to local amenities, including shops, restaurants, and parks. The property is well-connected to public transport, with Colchester's mainline station nearby, making commutes to London and surrounding areas straightforward. The neighbourhood is also known for its excellent schools and community facilities, making it an attractive place for families and professionals alike.

## FLOORPLAN

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



## DIRECTIONS

### CONTACT

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