



**3 bedroom End  
Terraced  
House located  
in Colchester.**

Guide Price  
£300,000 - £335,000

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## FULL DESCRIPTION

### THE OVERVIEW

**\*\*\*Guide Price of £300,000 - £335,000\*\*\***

Located in the sought-after Prettygate area on Colchester's desirable West Side, this well-presented three-bedroom end-of-terrace family home, offers modern living in a prime location. With easy access to excellent schools, a wide range of local amenities, and the A12, this property is not to be missed.

### THE HOME

As you step into the home, you're greeted by a bright and inviting entrance hallway that seamlessly connects you to every room on the ground floor. To your right, a modern kitchen awaits, boasting generous countertop and storage space - perfect for everyday meals or trying out new recipes.

A handy downstairs WC adds an extra layer of convenience for busy family life or guests, while two charming reception rooms complete the floor plan. The luminous conservatory, currently set up as a dining area, offers an ideal spot for al fresco-inspired meals, and the cosy living room provides a relaxing haven to unwind after a long day.

## ROOM DIMENSIONS

Entrance Hall

Kitchen - 10' 7" x 7' 11" (3.23m x 2.41m)

Downstairs WC - 6' 4" x 3' 2" (1.93m x 0.97m)

Living Room - 17' 5" x 10' 4" (5.31m x 3.15m)

Conservatory/Dining Room - 13' 4" x 10' 7" (4.06m x 3.23m)

Bedroom One - 10' 10" x 9' 8" (3.3m x 2.95m)

Bedroom Two - 10' 2" x 10' 2" (3.1m x 3.1m)

Bedroom Three - 7' 4" x 7' 3" (2.24m x 2.21m)

Bathroom - 8' 1" x 5' 7" (2.46m x 1.7m)

## THE OUTSIDE

To the rear of the property, you'll find a private garden, the perfect outdoor space for children to play, summer barbecues, or simply enjoying a quiet moment in the fresh air. It offers a great mix of lawn and patio, ideal for both relaxing and entertaining. To the front, the home benefits from off-road parking, providing a convenient and practical solution for busy households or visiting guests.

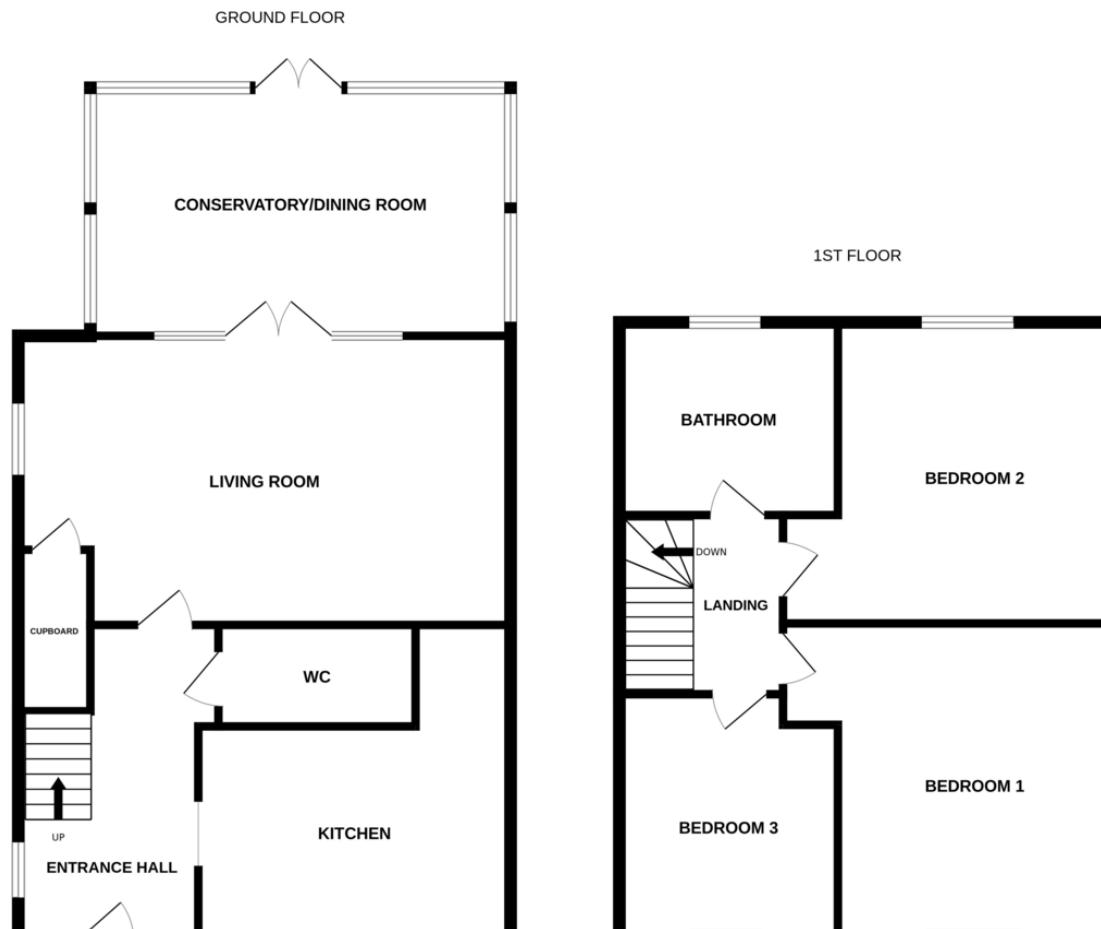


## THE LOCATION

Situated in the highly desirable Prettygate area on the sought-after West Side of Colchester, this home enjoys a fantastic position with a strong sense of community and access to everything a family could need. Within walking distance, you'll find a variety of local shops, cafes, and essential amenities, along with excellent primary and secondary schools - making it a great choice for families.



## FLOORPLAN



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

### CONTACT

**99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY**

**E** [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

**T** 01206 656007

**www.john-alexander.co.uk**

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