



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

Guide Price  
£300,000 - £335,000

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## FULL DESCRIPTION

\*\*\*GUIDE PRICE £300,000 to £335,000\*\*\*

The ground floor offers a welcoming and practical layout, featuring a spacious living room filled with natural light, perfect for relaxing or entertaining, there is an adjoining Dining room which leads through to a good sized kitchen. The kitchen is well-appointed with ample storage and workspace. The ground floor also has a family bathroom.

The first floor is thoughtfully designed to provide comfort and privacy. It features three generously sized bedrooms, each offering plenty of natural light and versatile space to suit your needs. The family shower room is also located on this level, complete with modern fittings and a relaxing ambiance.

The rear garden is well-maintained. The property also benefits from a driveway at the front, providing convenient off-road parking. This outdoor space truly enhances the appeal of the home, offering a wonderful extension of the living area.

## LOUNGE

**24' 1" x 14' 0" (7.34m x 4.27m)**

## KITCHEN

**15' 8" x 8' 4" (4.78m x 2.54m)**

## BATHROOM

**15' 8" x 8' 4" (4.78m x 2.54m)**

## BEDROOM ONE

**14' 7" x 11' 7" (4.44m x 3.53m)**

## BEDROOM TWO

**11' 11" x 9' 6" (3.63m x 2.9m)**

## BEDROOM THREE

**12' 8" x 8' 4" (3.86m x 2.54m)**

## SHOWER ROOM

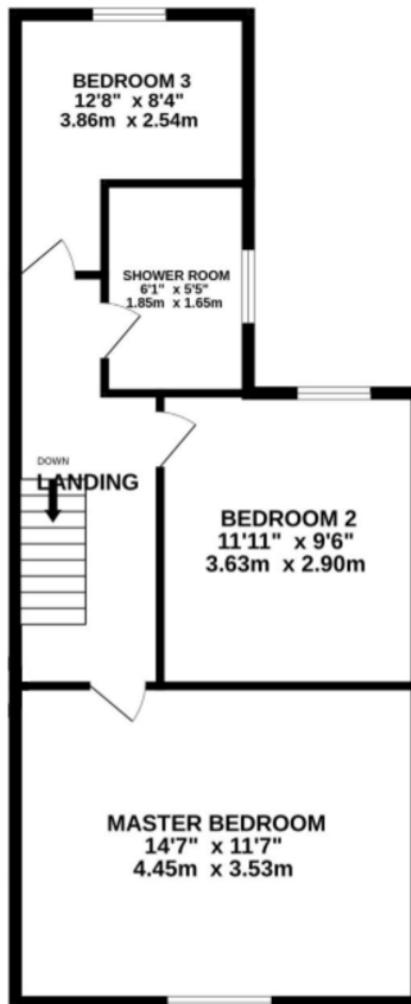
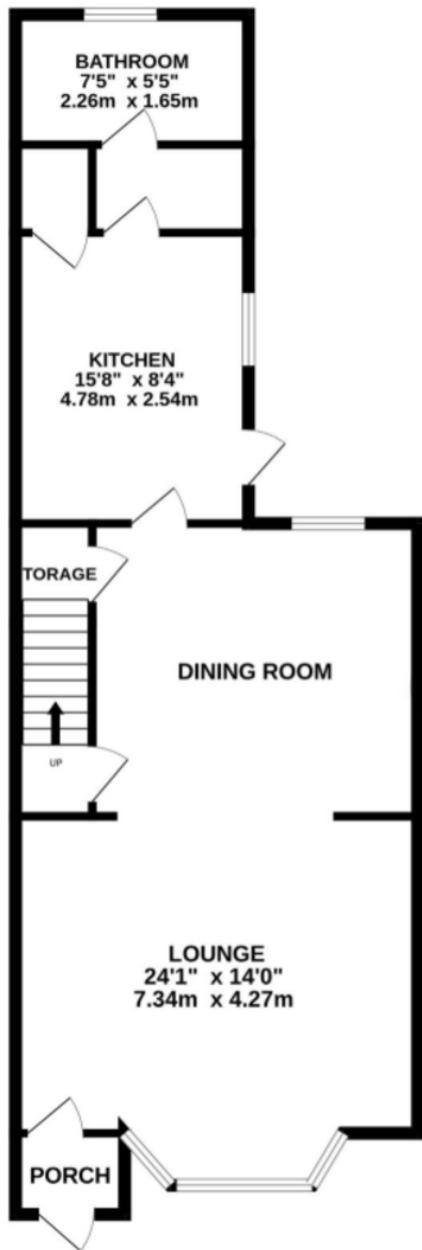
**6' 1" x 5' 5" (1.85m x 1.65m)**

## LOCATION

Nestled in a convenient and vibrant area, Mersea Road is perfectly positioned to take advantage of all that Colchester has to offer. The property is located close to local shops, supermarkets, and amenities, ensuring day-to-day essentials are always within easy reach. Families will appreciate the proximity to well-regarded schools, while excellent transport links, including easy access to Colchester town centre and major road networks like the A12, make commuting a breeze. With nearby green spaces and recreational areas, as well as Colchester's rich history and cultural attractions, the location offers a fantastic blend of convenience, community, and lifestyle.



## FLOORPLAN



## CONTACT

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