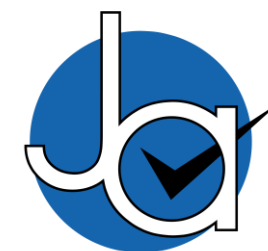
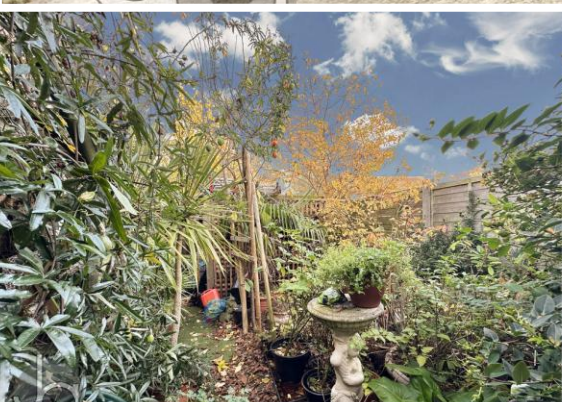




## 2 bedroom Semi-Detached House located in Colchester.

Guide Price  
£260,000 - £270,000

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Ranger Walk Colchester CO2 8BY

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £260,000 TO £270,000\*\*\*

A fantastic opportunity for first-time buyers or investors! This two-bedroom semi-detached home is in need of some renovation, offering great potential to add value. Located in a quiet residential street within the Old Heath and The Hythe area, the property benefits from excellent local amenities including supermarkets, restaurants, and GP practices within walking distance.

### STEP INSIDE

As you step into the property, you are greeted by a small entrance hall leading directly into the kitchen, measuring approximately 2.75m x 1.92m (9'0" x 6'4"). The kitchen is positioned at the front of the home and provides a functional space with fitted units and room for appliances, ready for modernisation to suit your taste.

Moving through the hall, you enter the spacious living room, which spans the width of the property at 4.47m x 3.97m (14'8" x 13'0"). This bright and airy room overlooks the rear garden and offers ample space for both seating and dining, making it the perfect hub for relaxing or entertaining.

Upstairs, the landing leads to two well-proportioned bedrooms. Bedroom One, located at the rear, measures 3.98m x 2.82m (13'1" x 9'3"), providing a generous double room with space for wardrobes and additional furniture. Bedroom Two, at the front, is also a good size at 3.97m x 3.03m (13'0" x 9'11"), ideal as a second double bedroom or a versatile guest room/home office.

The family bathroom is centrally positioned on the first floor and offers a three-piece suite, ready for updating to create a modern and stylish space.

### STEP OUTSIDE

Outside, the property boasts a generously sized rear garden, perfect for relaxation or outdoor entertaining. At the front, ample off-road parking is complemented by a driveway leading to a garage, providing additional storage.

### THE LOCATION

Ranger Walk is a small residential street in the Old Heath area of Colchester, about a mile from the city centre. It offers good transport links, with Hythe station and local bus routes nearby. The area has schools, healthcare facilities, and shops within easy reach, plus green spaces like Bourne Valley Nature Reserve. Properties are mainly flats and apartments, and the location is well-suited for families and professionals seeking convenient urban living.



2



1



1



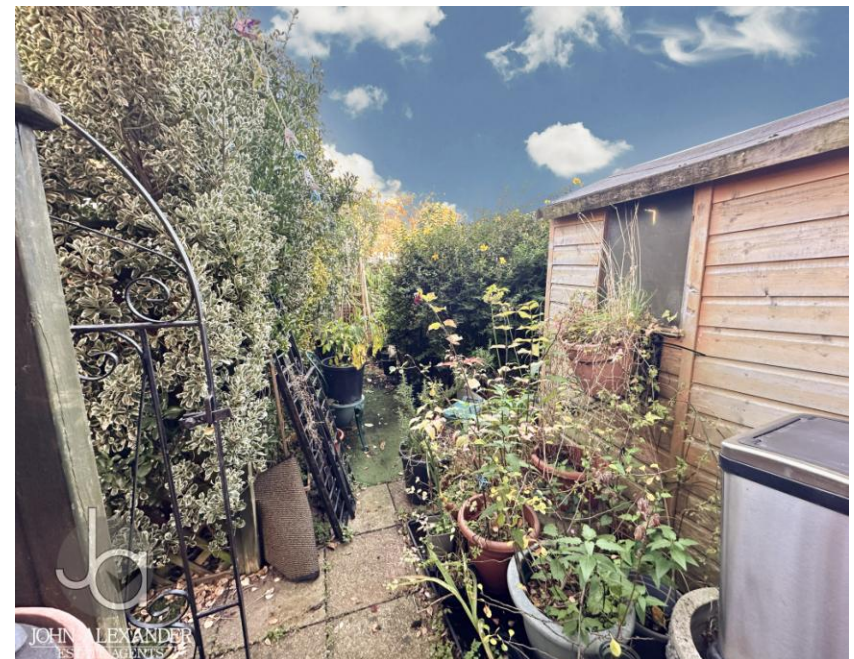
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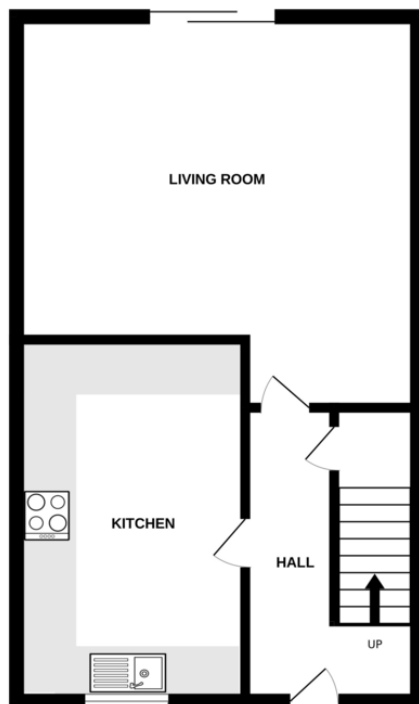




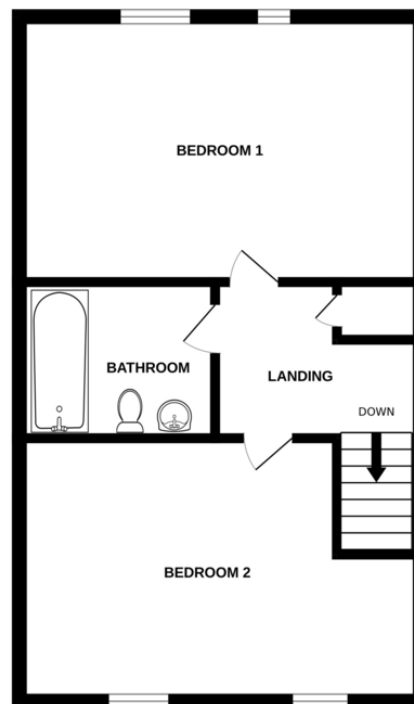


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



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

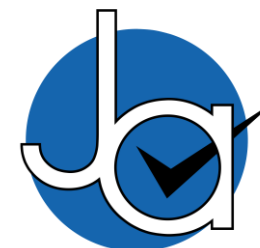
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