



1 bedroom Mid Terraced House located in Colchester.

£180,000 - £200,000

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JOHN ALEXANDER
ESTATE AGENTS

62 Harwich Road Colchester CO4 3BW

FULL DESCRIPTION

THE HOME

Offered with the benefit of no onward chain, this charming one-bedroom terraced cottage presents a delightful opportunity for first-time buyers or investors alike. It boasts fresh new carpets throughout, a well-appointed kitchen, a cozy lounge, a spacious first-floor bathroom, and a lovely private garden that offers stunning views across Colchester. Additionally, there is convenient parking available at the rear of the property.

Upon entering the property, you are welcomed through a front door that leads directly into the inviting lounge area. This room features a radiator to ensure warmth and comfort, a window that floods the space with natural light, and, of course, the newly laid carpets that enhance its overall appeal. A door from the lounge opens into the kitchen, which is equipped with a range of wall and base units complemented by roll-edge work surfaces. The kitchen includes an inset sink and drainer, part-tiled walls for ease of maintenance, and ample space for essential appliances such as a washing machine and fridge. There is also a cooker point with an extractor hood above, and a door that provides direct access to the garden. A staircase from the kitchen leads up to the first floor, where you will find a small landing that grants access to the bathroom and master bedroom.

The master bedroom is generously sized and features a built-in wardrobe for added storage, a window offering pleasant views, and a radiator for comfort. Adjacent to the bedroom is the family bathroom, which is well-proportioned and comprises a WC, a wash hand basin, and a panelled bath complete with a shower overhead. The bathroom is elegantly finished with tiled walls, an airing cupboard for convenience, and a window with opaque glass that preserves privacy while allowing light in.

Room Dimensions:

Lounge: 10' 10" x 9' 8" (3.3m x 2.95m)

Kitchen: 9' 8" x 6' 9" (2.95m x 2.06m)

First Floor Landing: Dimensions as appropriate

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

Bathroom: 8' 3" x 7' 1" (2.51m x 2.16m)

Externally, the property features steps leading up to the front door, while the rear garden begins with a patio area, perfect for outdoor dining or relaxation. The remainder of the garden is laid to shingle, providing a low-maintenance space that is enclosed by timber lap panel fencing. A gate at the rear offers convenient access to the allocated parking area.



1



1



1



A



EPC

C



Location: Nestled to the east of the town center, just beyond the East Gates railway crossing, this property enjoys a prime position within walking distance to the town's extensive shopping facilities. Within a short stroll, you can find a Waitrose Supermarket, while the junction of the A12 and A120 is easily accessible via Ipswich Road, leading to the M25 and beyond. Colchester's North Railway Station, offering links to London's Liverpool Street, is just a brief drive away, as is the Hythe Railway Station, which connects to the coastal towns of Clacton, Frinton, and Walton.

Important Information:

Council Tax Band: A

Services: The property is understood to have mains water, drainage, gas, and electricity connected.

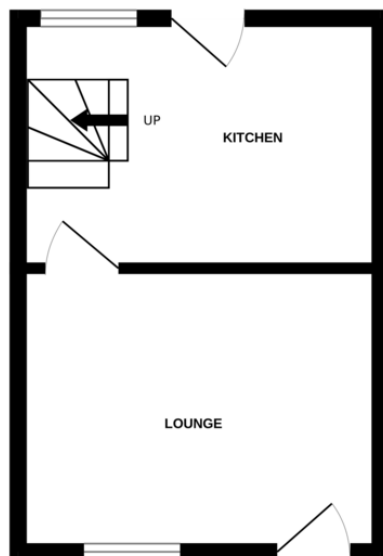
Tenure: Freehold

This well-presented corner of tranquility invites you to explore the possibilities of making it your own. Don't miss out on this exceptional opportunity!

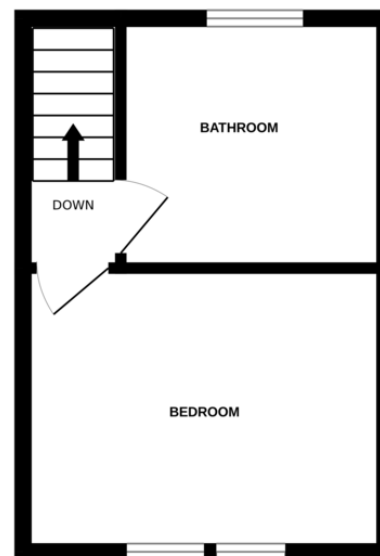


FLOORPLAN

GROUND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 sq.m.) approx.

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

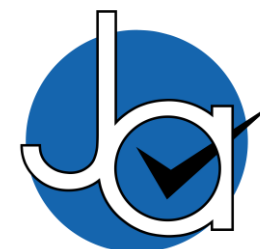
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