



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

Guide Price
£300,000 - £335,000

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**JOHN ALEXANDER
ESTATE AGENTS**

**Mile End Road
Colchester
Essex
CO4 5DB
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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £300,000 TO £335,000

John Alexander is proud to present to market a beautifully finished two- bedroom semi- detached home with period features, a modern shaker- style kitchen, spacious bathroom, polished wooden floors, and a generous garden with field access. Ideal for buyers seeking character and comfort.

STEP INSIDE

Stepping through the front door, you enter a welcoming hallway, immediately to your right is the dining room, measuring 3.1m x 3.7m (10'2" x 12'2"). This bright and inviting room features polished wooden floorboards and a striking cast iron fireplace, providing a charming focal point. Moving through to the lounge-measuring 3.6m x 2.9m (11'10" x 9'6")-you'll find the same polished wooden floorboards continuing seamlessly.

At the rear of the home, the kitchen blends modern styling with traditional character. Fitted with classic shaker style cabinetry and solid wood countertops, the room features a range cooker, integrated dishwasher, and a double inset sink with drainer overlooking the rear garden. Coordinated wall tiles and a tiled floor add both practicality and style. A rear door leads directly to the garden.

Heading upstairs, the landing includes an airing cupboard and provides access to a large loft space, understood to be fully boarded for excellent storage.

The master bedroom sits at the front of the property, measuring 3.6m x 3.9m (11'10" x 12'10"), and features fitted wardrobes along with two original Victorian sash single glazed windows, filling the room with natural light and enhancing its period charm.

Bedroom Two, positioned to the rear, measures 2.5m x 3.7m (8'2" x 12'2") and features its own decorative cast iron fireplace, continuing the home's character theme upstairs.

The spacious bathroom offers a beautifully coordinated suite, including a double shower enclosure, twin sinks, WC, and a panelled bath with matching wall panelling and partial tiling-creating a cohesive and luxurious finish.

STEP OUTSIDE

Stepping outside, the rear garden is mainly laid to lawn, with fencing to one side and mature bushes to the other, offering both privacy and natural greenery. A large patio area sits directly behind the house, providing generous outdoor entertaining space, with a path leading to a further patio at the bottom of the garden. Here you'll find two handy sheds and a gate granting direct access to fields. On road parking is available to the front of the property.

THE LOCATION

Ideally positioned on Mile End Road, the property enjoys excellent bus connections, with several routes stopping just a minute's walk away. Colchester Town Station is around a 35- minute walk for convenient rail travel. Colchester city centre is easily reached by frequent buses or a direct route into town. The area also benefits from nearby schools, Colchester Hospital, and access to open countryside



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

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