



## 3 bedroom End of Terrace House located in Colchester.

Guide Price  
£270,000 - £290,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Holt Drive Colchester CO2 0DP

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £270,000 TO £290,000\*\*\*

This three- bedroom end of terrace home offers practical living space, off- road parking, an integral garage, and a wrap- around rear garden with patio and lawned areas. Situated in South Colchester, the property is ideally placed for everyday convenience, with local shops and services close by, and excellent school access.

### STEP INSIDE

Stepping through the front door, you enter a hallway that leads directly into the main living accommodation.

The ground floor centres around the living/dining area, measuring 5.21m x 6.10m (17'1" x 20'), providing a flexible layout for both seating and dining furniture. Large rear windows bring natural light into the room, while an internal door gives access to the integral garage, which measures 2.50m x 4.70m (8'2" x 15'5").

The garage offers useful storage or parking, and-subject to obtaining the necessary planning permission-could potentially be converted into an additional reception room, offering extra living space if desired.

At the rear of the home is the kitchen, measuring 3.01m x 3.03m (6'7" x 9'11"). This space is arranged with worktops and cabinetry along three walls, with a window overlooking the garden and a side door offering external access.

Heading upstairs, the first floor provides three bedrooms and the family bathroom. The main bedroom, positioned at the front, measures 3.28m x 4.14m (10'9" x 13'7") and offers space for wardrobes and additional furniture. The second bedroom, located at the rear, measures 3.28m x 4.15m (10'9" x 13'8"), making it suitable as another double room. The third bedroom, measuring 2.21m x 2.76m (7'3" x 9'1"), works well as a single bedroom, study, or nursery. A central bathroom serves all three rooms.

### STEP OUTSIDE

The property benefits from a wraparound rear garden, offering a combination of spaces for seating and play. A small patio area sits directly outside the property, ideal for outdoor furniture, while the remainder of the garden is mainly laid to lawn and enclosed by fencing, creating a private environment suitable for families or pets.

At the front of the property, there is off road parking directly in front of the house, providing convenient access to the garage.

### THE LOCATION

Holt Drive is positioned in South Colchester, close to local convenience stores and everyday services. Cherry Tree Academy is only 150 yards away, and The Thomas Lord Audley School is around 1 mile from the property, providing easy access to primary and secondary schooling. Essential amenities, shops, and further facilities are also available within the surrounding area, offering convenient day to day living.



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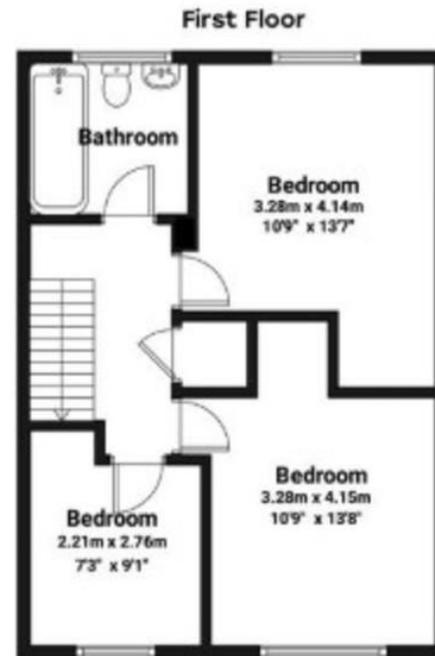
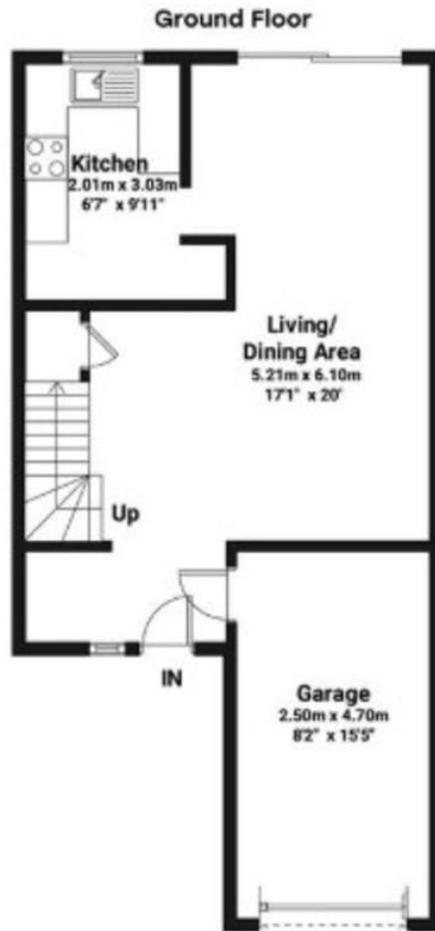


EPC

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## FLOORPLAN



**TOTAL APPROXIMATE FLOOR AREA:**  
890.3 sq ft (82.72 sq mt)  
House: 763.9 sq ft (70.97 sq mt)  
Garage: 126.5 sq ft (11.75 sq mt)

### CONTACT

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