



**2 bedroom
Ground Floor
Maisonette
located in
Stanway.**

Guide Price
£150,000 - £175,000

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JOHN ALEXANDER
ESTATE AGENTS

Charles Court Wheatfield Road Stanway Colchester CO3 0YS

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £150,000 TO £175,000

NO ONWARD CHAIN

John Alexander is pleased to present to market a charming two-bedroom ground floor maisonette, ideally situated in the highly sought after Stanway area. Offering generous accommodation, modern finishes, and the added benefit of both a garage and allocated parking, this home is perfectly suited to first time buyers, downsizers, or investors looking for a well maintained property in a desirable location.

STEP INSIDE

Upon entering, the welcoming entrance hall features attractive laminate flooring and a useful built in storage cupboard-ideal for everyday organisation and convenience.

From here, the property leads into the bright and well-proportioned lounge, measuring 15' 9" x 9' 9" (4.8m x 2.97m). This comfortable and inviting room is fitted with carpet, enhancing the sense of warmth and making it an excellent space for both relaxing and entertaining.

The impressively sized kitchen, at 16' 9" x 6' 1" (5.11m x 1.85m), is fitted with stylish shaker style cabinetry paired with generous work surfaces. This practical and contemporary kitchen includes a built in four ring ceramic hob, electric oven, plumbing for a washing machine, ample wall mounted storage units, and space for a fridge/freezer-providing everything needed for efficient day to day living.

The property offers two well-proportioned bedrooms. Bedroom One, measuring 12' 8" x 8' 7" (3.86m x 2.62m), benefits from fitted. Bedroom Two, measuring 10' 2" x 7' 9" (3.1m x 2.36m), features laminate flooring and provides versatility as a second bedroom, guest room, or home office.

The modern bathroom is fitted with a panelled bath with shower over, a low level WC, and a hand basin with mixer taps set within a vanity unit.

STEP OUTSIDE

Outside, the home enjoys the advantage of a garage and allocated parking.



2



1



1



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EPC

D





THE LOCATION

Charles Court enjoys a highly convenient position in Stanway, offering easy access to a wide range of local amenities including Fiveways Co- op (0.8km), ALDI (1km), Iceland (1.4km), and Sainsbury's (1.5km). The area is well served by education, with Stanway Primary School and The Stanway School being the closest primary and secondary options. Excellent transport connectivity includes nearby bus stops and quick access to the A12, ideal for commuters, along with convenient links to Colchester and Marks Tey railway stations, both within easy reach.



FLOORPLAN

Charles Court

Approximate Gross Internal Area = 57.9 sq m / 623 sq ft

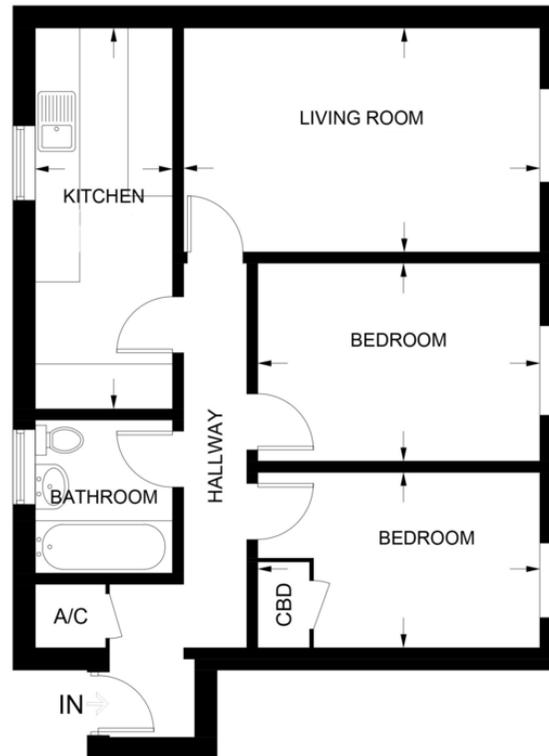


Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

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