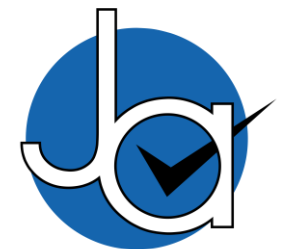




**2 bedroom
Ground Floor
Maisonette
located in
Colchester.**

Guide Price
£200,000 - £235,000

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Smallwood Road Colchester Essex CO2 9HB CO2 9HB



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FULL DESCRIPTION

OVERVIEW

Guide Price Of £200,000 - £235,000

This two-bedroom home is well-maintained throughout, offering bright and comfortable living with a modern kitchen and stylish family bathroom. A private rear garden adds valuable outdoor space, while the convenient location provides easy access to local amenities, schools, and transport links. Ideal for first-time buyers, downsizers, or investors. Smallwood Road is a property not to be missed.

STEP INSIDE

Upon entering through the main door, you are welcomed into the entrance hallway, which provides access to all principal rooms. The property is beautifully presented throughout.

Bedroom One measures 3.48m (11'5") x 2.64m (8'8") and benefits from built-in wardrobes, offering excellent storage space.

Bedroom Two is a well-proportioned double at 4.70m (15'5") x 2.54m (8'4") and includes a useful built-in storage cupboard.

The lounge, measuring 3.73m (12'3") x 3.68m (12'1"), is a bright and comfortable living space with a handy storage cupboard.

The family bathroom has been finished to a high standard, offering a stunning, modern, and stylish design. It features a contemporary white suite with a panelled bath and shower over, pedestal hand wash basin, and low-level WC. Complemented by neutral wall tiles and a chrome heated towel rail.

The kitchen, 3.73m (12'3") max x 2.62m (8'7"), is well-equipped with a ceramic sink and drainer, wooden laminated work surfaces with cupboards and drawers beneath, and a range of eye-level gloss cupboards above. There is space for a fridge and freezer, washing machine, dryer, and cooker. A double-glazed door opens out to the rear garden, providing easy outdoor access.

THE OUTSIDE

The property further benefits from off-road parking for added convenience, along with a large, well-kept rear garden featuring a patio area and garden shed - perfect for outdoor dining, entertaining, or storage.

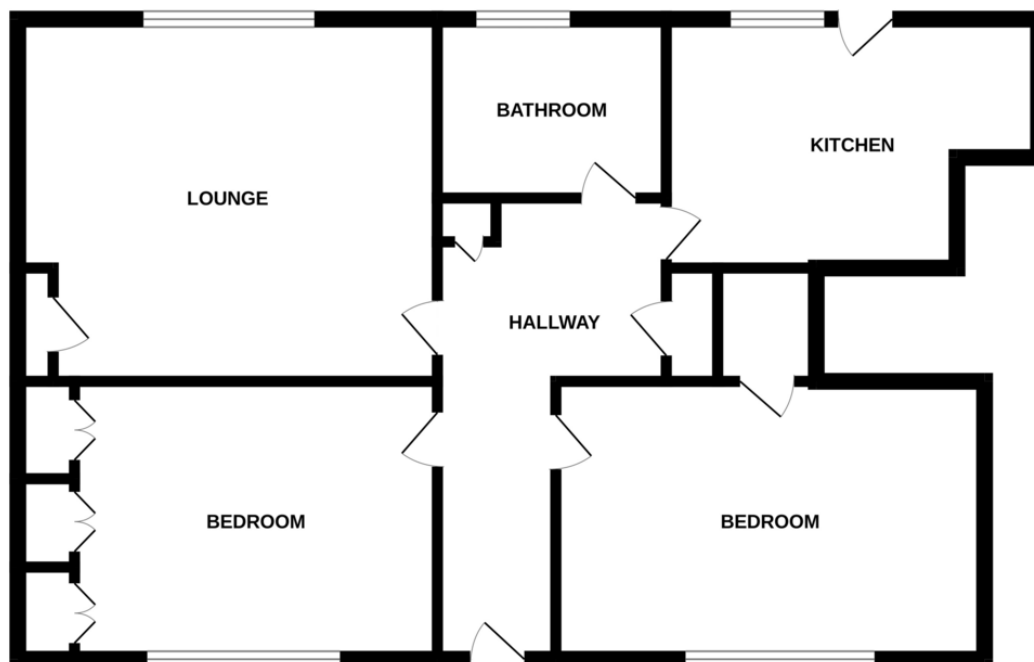
THE LOCATION

Nestled in the highly sought-after Shrub End area, this property enjoys close proximity to a variety of local amenities and reputable schools, offering both convenience and a welcoming community-making it an ideal place to call home.



FLOORPLAN

GROUND 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

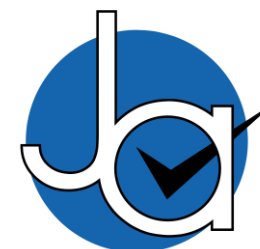
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