



# 3 bedroom Semi-Detached House located in Colchester.

Guide Price  
£350,000 - £375,000

Find us on..



  
JOHN ALEXANDER  
ESTATE AGENTS



JOHN ALEXANDER  
ESTATE AGENTS

# Kensington Road Colchester CO2 7FH



3



2



0



EPC

TBC



## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE of £350,000 - £375,000\*\*\*

John Alexander are pleased to present to the market this three bedroom semi-detached home situated in the popular Abbey Field area, close to Colchester City Centre and Town Railway Station which has direct links to London Liverpool Street, Ipswich and Norwich. Other local amenities include a corner shop, children's play area and bus routes covering Colchester and the surrounding areas.

Property benefits include a fitted kitchen, lounge/diner, cloakroom, en-suite to master, family bathroom, enclosed rear garden, garage and off road parking.

### ENTRANCE HALL

Doors to:

### KITCHEN

11' 0" x 8' 8" (3.35m x 2.64m)

### CLOAKROOM

### LOUNGE/DINER

15' 11" x 14' 6" (4.85m x 4.42m)

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

10' 1" x 9' 4" (3.07m x 2.84m)

### ENSUITE

### BEDROOM TWO

10' 8" x 9' 4" (3.25m x 2.84m)

### BEDROOM THREE

7' 8" x 6' 7" (2.34m x 2.01m)

### FAMILY BATHROOM

### GARDEN

The rear garden is fully enclosed, with a raised decked area. There is also an area which is neatly laid to lawn and access to the garage can be accessed from the rear.

### GARAGE

22' 11" x 9' 10" (6.99m x 3m)









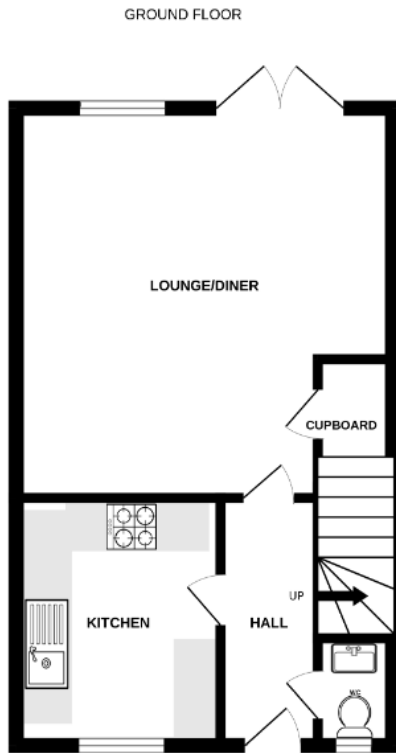
  
**JOHN ALEXANDER**  
ESTATE AGENTS

**Kensington Road, Colchester, CO2 7FH**





## FLOORPLAN



### CONTACT

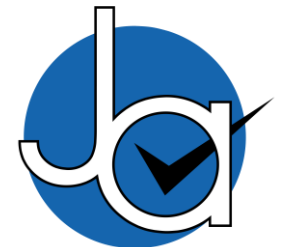
99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS