



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

**Guide Price
£300,000 - £335,000**



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Abbey Field View Colchester CO2 7US

FULL DESCRIPTION

*** GUIDE PRICE £300,0000 - £335,000 ***

** NO ONWARD CHAIN **

John Alexander are pleased to present to market this three bedroom semi-detached family home, situated in the popular Bovis built development of Abbey Fields close to Colchester City Centre. This property is perfectly located for Colchester Town railway station with its direct links to London Liverpool Street.

Property benefits include three bedrooms, kitchen/diner, lounge, cloakroom, en-suite to master, family bathroom, enclosed rear garden and a car port.

ENTRANCE HALL

Doors to:

CLOAKROOM

LOUNGE

13' 6" x 10' 8" (4.11m x 3.25m)

KITCHEN/DINER

26' 3" x 11' 6" (8m x 3.51m)

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

10' 6" x 9' 6" (3.2m x 2.9m)

ENSUITE

BEDROOM TWO

21' 2" x 7' 5" (6.45m x 2.26m)

BEDROOM THREE

18' 6" x 9' 4" (5.64m x 2.84m)

FAMILY BATHROOM

OUTSIDE

To the rear, there is a garden, enclosed by panel fencing with a patio area and mostly laid to shingle with a side access gate.

AGENTS NOTES

EPC RATING - C

COUNCIL TAX BAND - D



3



2



1



D



EPC

C



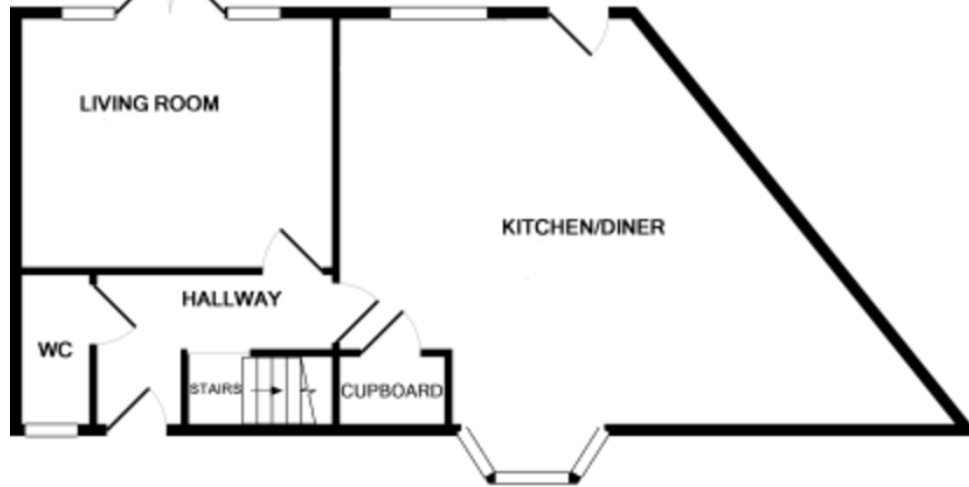


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FLOORPLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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