

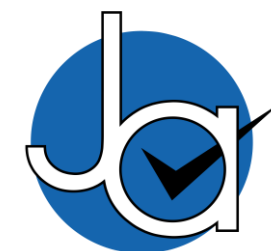


**3 bedroom  
Semi-Detached  
House located  
in Colchester.**

**Guide Price  
£275,000 - £300,000**



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**JOHN ALEXANDER  
ESTATE AGENTS**

# Cape Close Colchester CO3 4LX

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £275,000 - £300,000\*\*\*

John Alexander are pleased to present to market this three-bedroom semi-detached home, situated in the popular Prettygate district of West Colchester. Being conveniently located for a number of Secondary Schools, Primary Schools, local amenities, A12 access, the Tollgate/Stanway Retail Parks and Marks Tey Railway Station for its direct links to London Liverpool Street, Ipswich and Norwich.

Property benefits include a fitted kitchen, utility room, lounge, ground floor bathroom, conservatory, three bedrooms and enclosed rear garden.

### ENTRANCE HALL

Doors to:

### LOUNGE

17' 5" x 10' 4" (5.31m x 3.15m)

### KITCHEN

10' 0" x 7' 5" (3.05m x 2.26m)

### UTILITY ROOM

7' 10" x 5' 9" (2.39m x 1.75m)

### CONSERVATORY

15' 0" x 10' 10" (4.57m x 3.3m)

### GROUND FLOOR BATHROOM

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

15' 0" x 10' 6" (4.57m x 3.2m)

### BEDROOM TWO

10' 0" x 7' 5" (3.05m x 2.26m)

### BEDROOM THREE

9' 9" x 7' 1" (2.97m x 2.16m)

### OUTSIDE

The rear garden is enclosed by panel fencing and mostly laid to lawn with a patio area. There is also a garden to the front of the property which has a few shrub borders and a pathway leading to the front door of the property.



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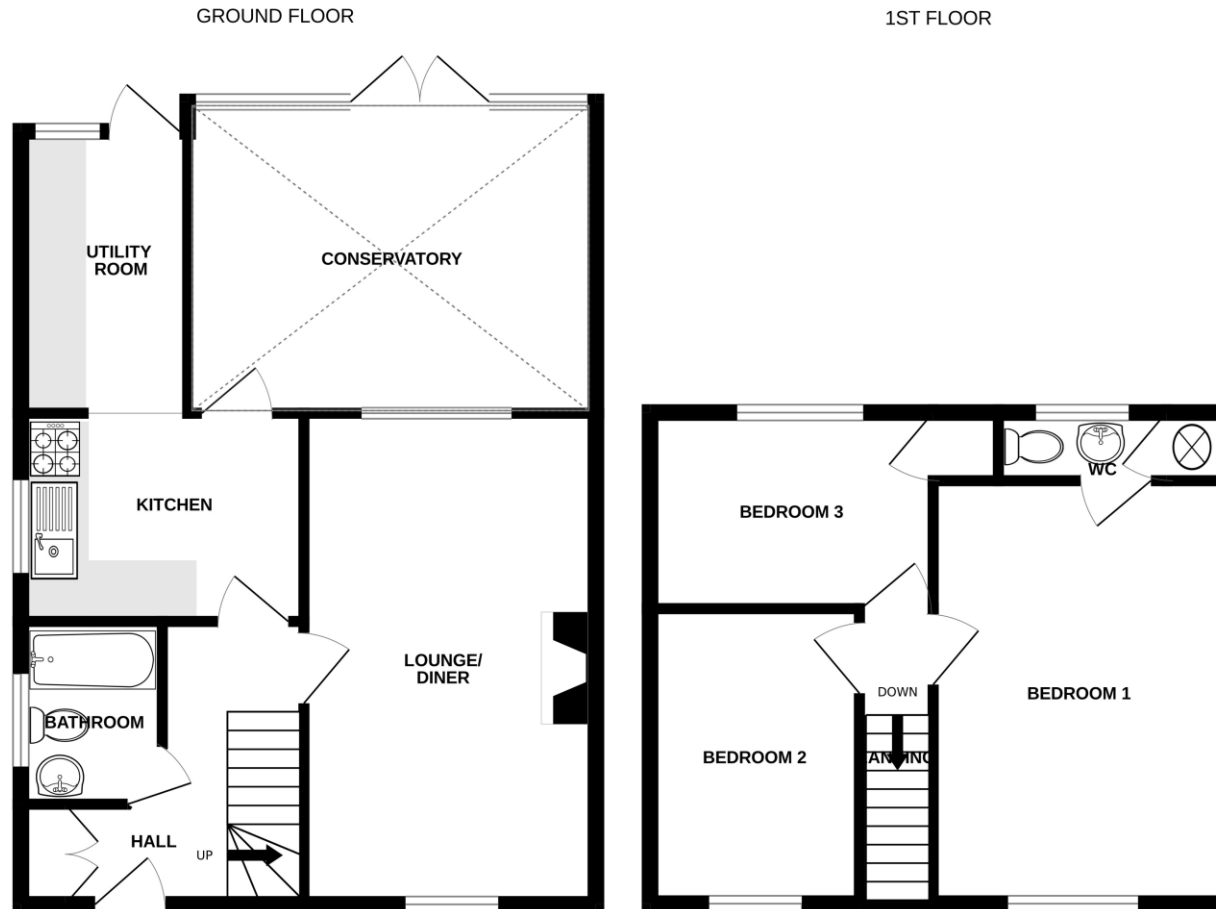


Cape Close, Colchester, CO3 4LX





## FLOORPLAN



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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