



**3 bedroom End
Terraced
House located
in Colchester.**

**Guide Price
£250,000 - £275,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Haddon Park Colchester Essex CO1 2GY

FULL DESCRIPTION

GUIDE PRICE OF £250,000 - £275,000

Nestled in a quiet cul-de-sac, the location is perfect for those seeking convenience, as it's just a short stroll to Colchester Hythe train station.

The residence welcomes you through its main entrance into a hallway, complete with a radiator, and direct entry to a generous lounge space. The cloakroom is easily accessible from the hall and is equipped with essential fixtures, including a low-level WC and wash hand on basin, alongside a window to the side for natural light.

The lounge is designed for relaxation and offers a radiating warmth, thanks to its central radiator. It also provides the stairway to the upper level and leads seamlessly into a separate dining area. Here, you'll find patio doors opening out to the rear garden, creating an indoor-outdoor feel, and another radiator for comfort. Adjacent to this space is the kitchen, which features an array of work surfaces accompanied by lower storage cupboards and eye-level units. It's fitted with a space for a cooker, a wall-mounted boiler, and a single sink with a drainer. Additionally, there's ample room for a washing machine, and the walls are partially tiled, complemented by an extractor fan.

The upstairs landing distributes flow to the three well-proportioned bedrooms and a family bathroom. The master bedroom boasts its own radiator and is complete with a fitted wardrobe for storage convenience. The second bedroom also has a fitted wardrobe along with an extra storage cupboard, and like the third bedroom, includes a radiator.

The bathroom services the bedrooms and offers a standard suite that includes a low-level WC, a pedestal wash hand basin, and a panel bath with mixer taps plus a shower attachment, finished with partially tiled walls for a clean aesthetic.

Not to miss is the valuable addition of a garage and off-road parking, catering to vehicle storage and additional parking needs, completing this home's appeal for those looking for modernity, comfort, and convenience.

Entrance hall

Cloakroom 5' 6" x 2' 9" (1.68m x 0.84m)

Lounge 14' 9" x 14' 5" (4.5m x 4.39m)

Dining room 9' 5" x 8' (2.87m x 2.44m)

Kitchen 9' 4" x 6' 5" (2.84m x 1.96m)

Landing

Bedroom one 11' 1" x 8' 2" (3.38m x 2.49m)

Bedroom two 9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom three 8' 2" x 6' 3" (2.49m x 1.91m)

Bathroom 6' 5" x 6' 3" (1.96m x 1.91m)

Garage 16' 3" x 8' 2" (4.95m x 2.49m)



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EPC

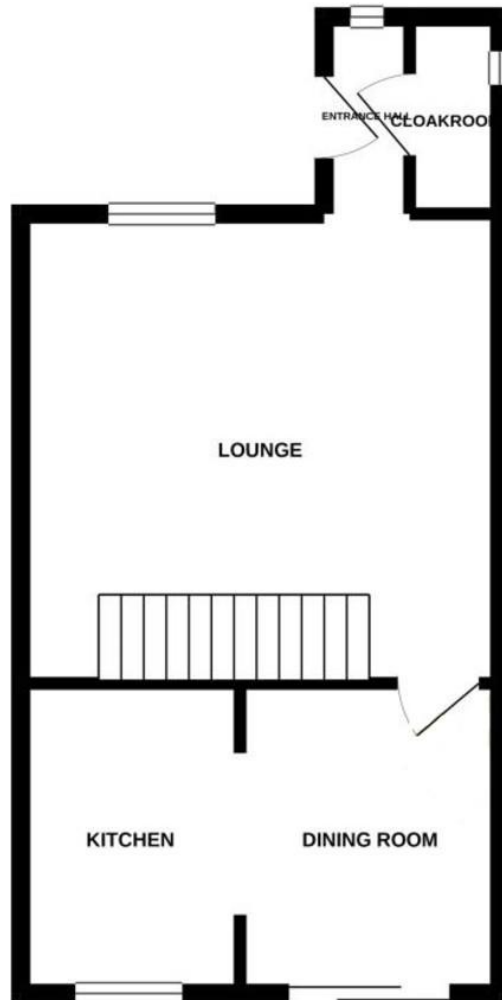
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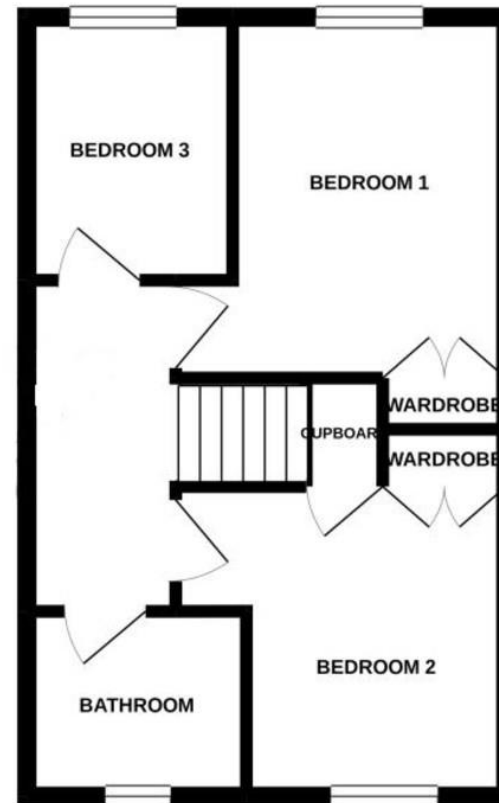


FLOORPLAN

GROUND FLOOR



1ST FLOOR



CONTACT

99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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