



2 bedroom Semi-Detached House located in Colchester.

Guide Price
£270,000

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JOHN ALEXANDER
ESTATE AGENTS

16 Caracalla Way Colchester CO4 9XZ

FULL DESCRIPTION

THE HOME

This delightful two-bedroom semi-detached home is an ideal choice for a small family or those entering the property market for the first time. Boasting a welcoming lounge, a spacious kitchen/diner, two generously sized bedrooms, and an upstairs bathroom, this property exudes charm and comfort. Outside, you will find off-road parking and a single garage, with the rear garden featuring a beautifully maintained lawn and a relaxing patio area for al fresco enjoyment. Don't let this exceptional opportunity to turn this house into your dream home pass you by.

LOCATION

Positioned in a tranquil residential setting on Caracalla Way, this residence is situated amidst properties of comparable style and age within the renowned Mylands housing development. The area presents a variety of essential conveniences, including a 24-hour Tesco supermarket, petrol station, Post Office, newsagent, doctor's surgery, and dental practice. Families will value the close vicinity to reputable educational establishments such as Brinkley Lane Nursery, Brinkley Grove Primary School, and The Gilbert School for advanced learning. Immerse yourself in the convenience and sense of community offered by this meticulously planned and amenity-rich neighbourhood.

RECEPTION ROOM

12' 2" x 10' 8" (3.71m x 3.25m)

KITCHEN/DINER

13' 10" x 10' 6" (4.22m x 3.2m)

BEDROOM ONE

11' 8" x 9' 8" (3.56m x 2.95m)

BATHROOM

7' 4" x 5' 4" (2.24m x 1.63m)

BEDROOM TWO

13' 10" x 7' 8" (4.22m x 2.34m)



2



1



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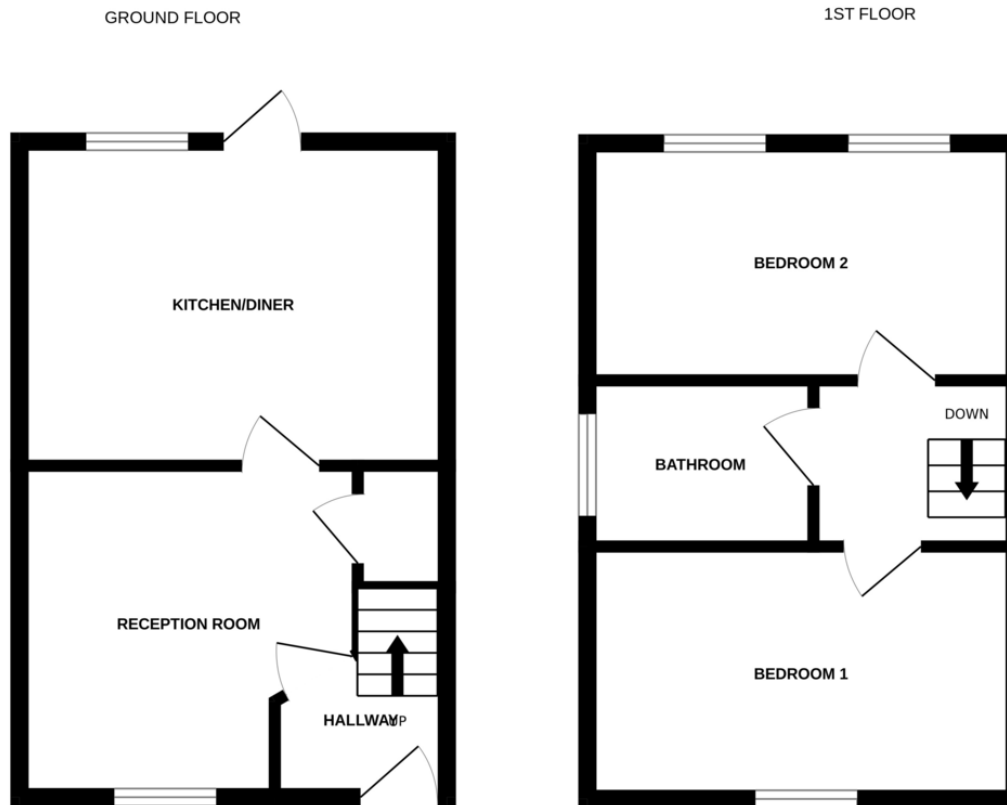
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FLOORPLAN



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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DIRECTIONS

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