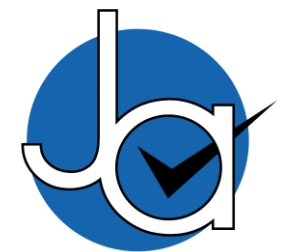




## 2 bedroom Mid Terraced House located in Colchester.

Guide Price  
£260,000 - £280,000

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS



# Hampton Court Close Colchester CO2 7HY

## FULL DESCRIPTION

\*\*\*\*GUIDE PRICE £260,000 - £280,000\*\*\*\*

Located on a sought-after development near Abbey Fields, this attractive two-bedroom mid-terrace house is ideal for those wanting to be near the highly desired Hamilton School Catchment area. The property is modern and includes a kitchen, lounge, downstairs WC, two bedrooms, and a family bathroom. The well-kept rear garden is fully enclosed by panelled fencing. This property is perfect for first-time buyers or small families looking to make their first step onto the property ladder.

### ENTRANCE HALL

Front door leading to the entrance, equipped with a radiator, laminate flooring throughout, with stairs ascending to the first-floor landing and several doors branching out to various rooms.

### KITCHEN/DINER

**10' 8" x 5' 5" (3.25m x 1.65m)**

Front-facing double-glazed window, a selection of wall and base units, sink with drainer and a mixer tap, built-in oven, and a four-burner gas hob with an overhead extractor.

Accommodations are made for both a washing machine and dishwasher, along with a boiler installation. The area is finished with partially tiled walls and ceiling spotlights.

### LOUNGE

**14' 5" x 12' 1" (4.39m x 3.68m)**

French doors open to reveal the space, complemented by a practical storage cupboard and a radiator. Underfoot, the area is finished with attractive and durable laminate flooring.

### CLOAKROOM

**5' 6" x 2' 11" (1.68m x 0.89m)**

Front-facing double glazed window, pedestal washbasin, low-level toilet, radiator, ventilation fan, and laminate flooring.

### FIRST FLOOR LANDING

Access to loft space, ceiling fitted with spotlights, and doors branching off to other rooms

### MASTER BEDROOM

**11' 4" x 8' 10" (3.45m x 2.69m)**

Front-facing two double-glazed windows, built-in storage cupboard, and a heating radiator.

### BEDROOM TWO

**12' 1" x 8' 0" (3.68m x 2.44m)**

Two double glazed window to the front of the property, radiator

### BATHROOM

**7' 9" x 5' 5" (2.36m x 1.65m)**

A low-level toilet, pedestal sink, and bathtub with an overhead shower, complemented by a shaver socket and an extractor fan. The space features a radiator, partially tiled walls, and laminate flooring. Ceiling spotlights provide illumination.



2



0



1



B



EPC

TBC





**JA**  
JOHN ALEXANDER  
ESTATE AGENTS

### BACK GARDEN

Neat and functional garden with patio and astroturf for low maintenance surrounded by shrub borders and benefiting a garden shed for storage.

### FRONT OF PROPERTY

Driveway providing off road parking



**JA**  
JOHN ALEXANDER  
ESTATE AGENTS



**JA**  
JOHN ALEXANDER  
ESTATE AGENTS

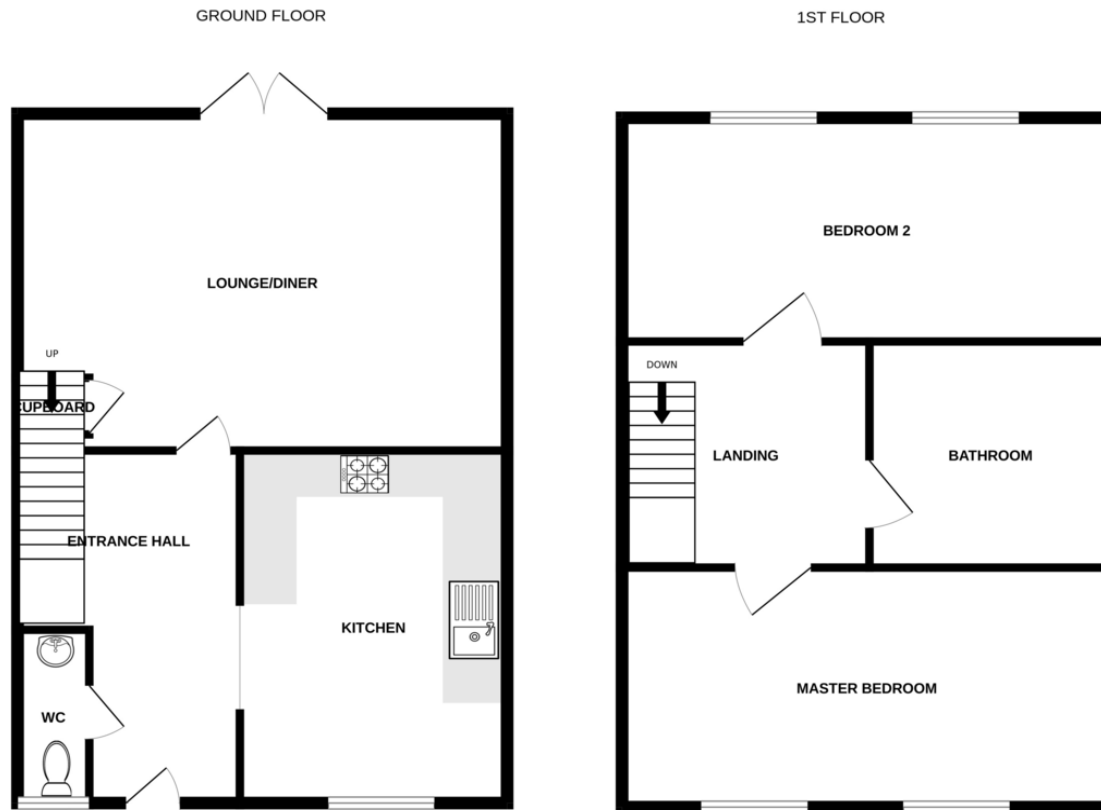


**JA**  
JOHN ALEXANDER  
ESTATE AGENTS



**JA**  
JOHN ALEXANDER  
ESTATE AGENTS

## 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.  
Made with Metropix ©2024

## DIRECTIONS

### 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