



**5 bedroom  
Town House  
located in  
Colchester.**

**£325,000 - £350,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Hatcher Crescent Colchester CO2 8JL



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## FULL DESCRIPTION

### THE HOME

\*\*\*GUIDE PRICE £325,000 TO £350,000\*\*\*

Boasting generously proportioned bedrooms, a sleek contemporary kitchen, and ample living space, this property is well maintained throughout. The interior features a sizable living room, an up-to-date kitchen equipped with a range of appliances, and a master bedroom with an accompanying en-suite. Additionally, three more double bedrooms, a single bedroom, and a modern family bathroom fitted with both a bath and shower enhance the comfort of this home. Outside, the residence welcomes relaxation and entertainment with a neatly manicured lawn and a patio space ideal for outdoor enjoyment.

### THE LOCATION

Nestled in the Hythe district of Colchester, this property boasts an enviable location within easy walking distance to the University of Essex and convenient local transportation. Positioned on a charming residential street, all necessary facilities are merely a stone's throw away.

For leisure and relaxation, residents of Hatcher Crescent might find themselves close to several green spaces, which are often found throughout Colchester. This includes larger nature reserves and smaller community parks, offering opportunities for outdoor activities and a breath of fresh air away from the urban setting.

## HALLWAY

### KITCHEN

16' 2" x 7' 1" (4.93m x 2.16m)

### UTILITY ROOM

### CLOAKROOM

### BEDROOM FIVE

9' 7" x 8' 6" (2.92m x 2.59m)

### LANDING

### MASTER BEDROOM

12' 9" x 9' 5" (3.89m x 2.87m)

### ENSUITE

### BEDROOM TWO

11' 5" x 10' 0" (3.48m x 3.05m)

### FAMILY BATHROOM

### LANDING

### BEDROOM THREE

13' 2" x 10' 0" (4.01m x 3.05m)

### BEDROOM FOUR

13' 2" x 9' 6" (4.01m x 2.9m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOORPLAN

## Hatcher Crescent

Approximate Gross Internal Area = 115.8 sq m / 1247 sq ft

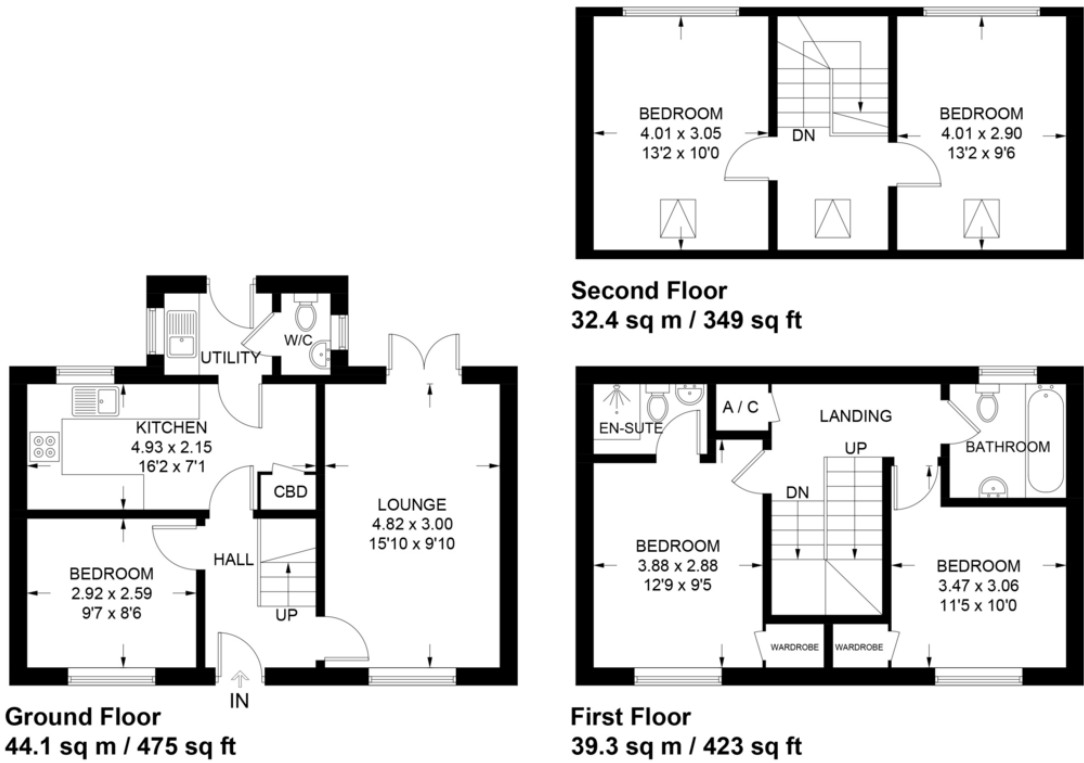


Illustration for identification purposes only, measurements are approximate, not to scale.

### DIRECTIONS

### CONTACT

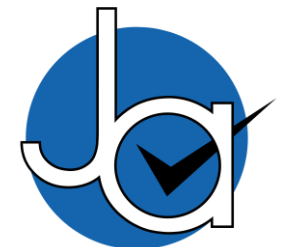
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