



## 2 bedroom Maisonette located in Colchester.

Guide Price  
£175,000 - £200,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Hickory Avenue Colchester CO4 3QN

## FULL DESCRIPTION

### THE HOME

\*\*\*\*GUIDE PRICE £175,000 - £200,000\*\*\*\*

This property benefits from a generously proportioned living room, with its large windows ensures a bright and airy atmosphere, ideal for unwinding. The homely decor provides a blank canvas ready to be personalised by its new occupants.

The kitchen offers both style and practicality. Well-designed storage solutions and ample work surfaces make cooking and entertaining a joy. Additionally, there is adequate space for a small dining table.

Two well-sized bedrooms provide peaceful retreats for restful slumber. The master bedroom can comfortably house a king-size bed, with the additional bedroom making an ideal guest room or home office.

The maisonette features a modern bathroom that includes a full-sized bathtub with an overhead shower, and vanity unit. Tiled for easy upkeep, there is also a separate toilet next door.

One of the highlights of this property is its lovely spacious private garden, offering a green space for outdoor relaxation, alfresco dining, or gardening enthusiasts to indulge in their passion.

### THE LOCATION

Residents of Hickory Avenue benefit from the convenience of local amenities. Small shops, cosy cafés, and public parks are situated within easy reach, fostering a sense of community and small-town friendliness within the larger urban context of Colchester.

The property's location is well-served by public transport, giving residents easy access to Colchester's town centre with its shops, restaurants, and historical attractions such as Colchester Castle and the Roman ruins. Furthermore, for families, the avenue's location is ideal due to the proximity to schools and recreational facilities, while just a brief drive or a bus ride away from the buzzing City centre or the University of Essex.



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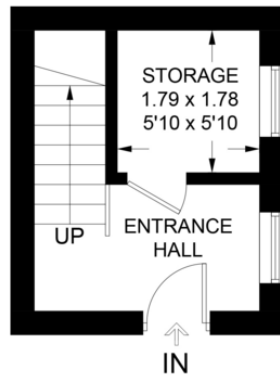
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



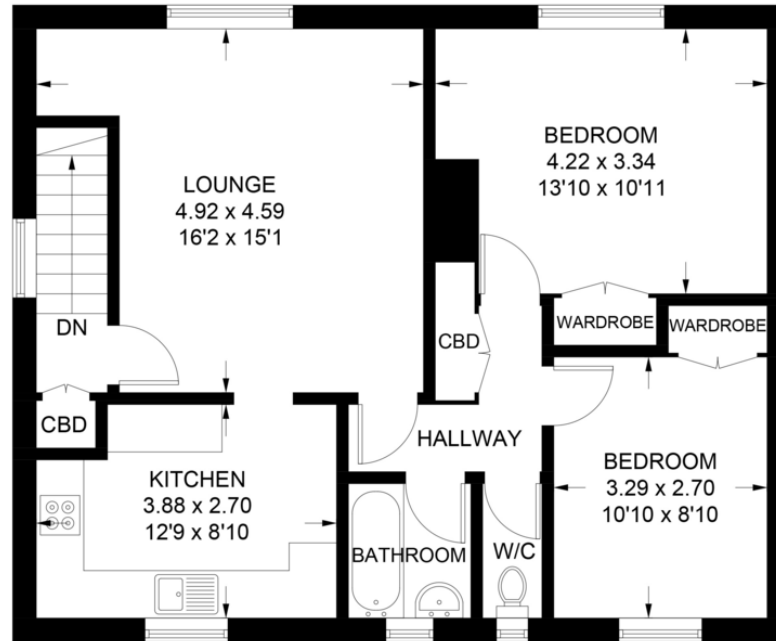
## FLOORPLAN

### Hickory Avenue

Approximate Gross Internal Area = 79.1 sq m / 852 sq ft



**Ground Floor**  
10.2 sq m / 110 sq ft



**First Floor**  
68.9 sq m / 742 sq ft

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

## DIRECTIONS

### CONTACT

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