



## 3 bedroom Town House located in Colchester.

Guide Price  
£300,000 - £335,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Peache Road Colchester CO1 2FR

## FULL DESCRIPTION

### THE HOME

\*\*\*\*GUIDE PRICE £300,000 TO £335,000\*\*\*\*

John Alexander is delighted to offer for sale this charming three-bedroom townhouse, perfect for a growing family with its generous living space and family-friendly layout.

Upon entering, you're greeted by a welcoming hallway with stairs leading to the first floor. The ground floor features a cloakroom and a beautifully designed, open-plan kitchen/diner. Complete with integrated appliances, ample storage, and access to the garden through a patio door, this space is perfect for family meals and gatherings.

The first floor hosts a spacious sitting room, a family bathroom, and a third bedroom. On the second floor, you'll find the elegant master bedroom with its own en-suite shower room, along with a second well-sized bedroom.

### THE OUTSIDE

Step outside into the rear garden, a private oasis where you can unwind amidst the soothing well-manicured backdrop. The garden provides a patio area for alfresco dining and an astro-turfed area for lounging.

The property also benefits from off road parking and a garage which has been part converted providing convenient storage space.

### THE LOCATION

Located in the East of Colchester, this impressive home boasts a fantastic location within walking distance of the city centre, local amenities, excellent transport links, local schools and picturesque walks through the nearby Recreation Ground.

Overall, this location combines the benefits of urban living with the peace of a more residential setting, making it a highly desirable place to live.



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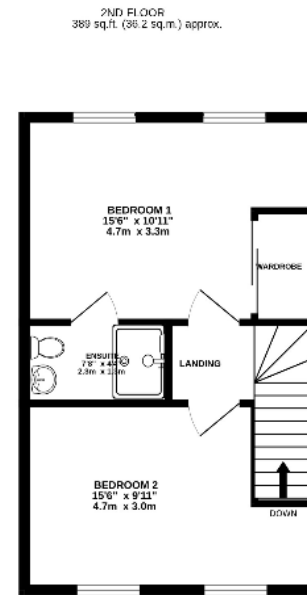
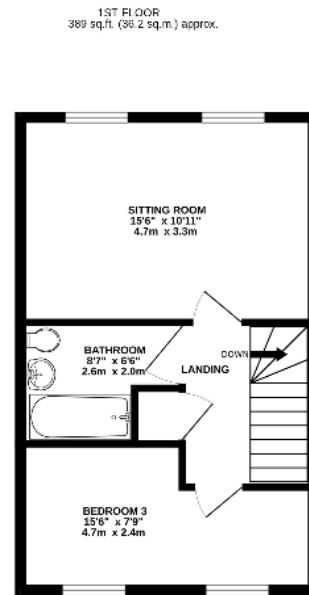
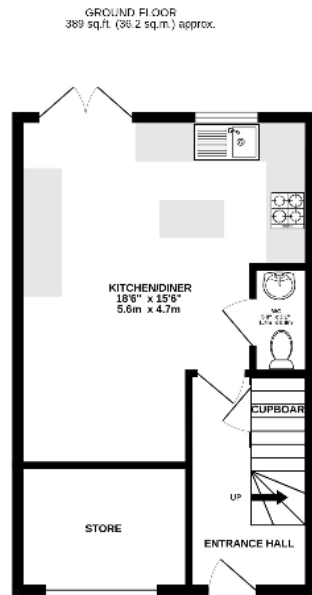
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# FLOORPLAN



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

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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