



3 bedroom Mid Terraced House located in Colchester.

Guide Price
£300,000

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JOHN ALEXANDER
ESTATE AGENTS

Hereford Road Colchester CO1 2RD



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FULL DESCRIPTION

OVERVIEW

Nestled in the sought-after Riverside Estate, just a stone's throw from Colchester's charming Castle Park, stands this remarkable three-bedroom residence. Boasting central heating and double glazing, it provides comfort and efficiency year-round. The property features the convenience of off-street parking and a garage, catering to all your practical needs. Inside, you'll discover a spacious entrance porch that welcomes you warmly, leading into an expansive lounge/diner perfect for entertaining or relaxed evenings. The well-appointed kitchen meets all culinary desires, while three generous bedrooms and a stylish family bathroom complete this stunning home.

THE HOME

Porch:

8'0" x 4'11" (2.44 m x 1.50 m)

Entrance Hall:

12'11" x 3'5" (3.94 m x 1.04 m)

Kitchen:

9'7" x 6'11" (2.92 m x 2.11 m)

Lounge/Diner:

17'11" x 12'1" (5.46 m x 3.68 m)

Landing:

10'1" x 5'8" (3.07 m x 1.73 m)

Bedroom 1:

12'3" x 10'9" (3.73 m x 3.28 m)

Bedroom 2:

10'9" x 9'9" (3.28 m x 2.97 m)

Bedroom 3:

8'11" x 8'0" (2.72 m x 2.44 m)

Bathroom:

7'11" x 5'9" (2.41 m x 1.75 m)

Front Garden:

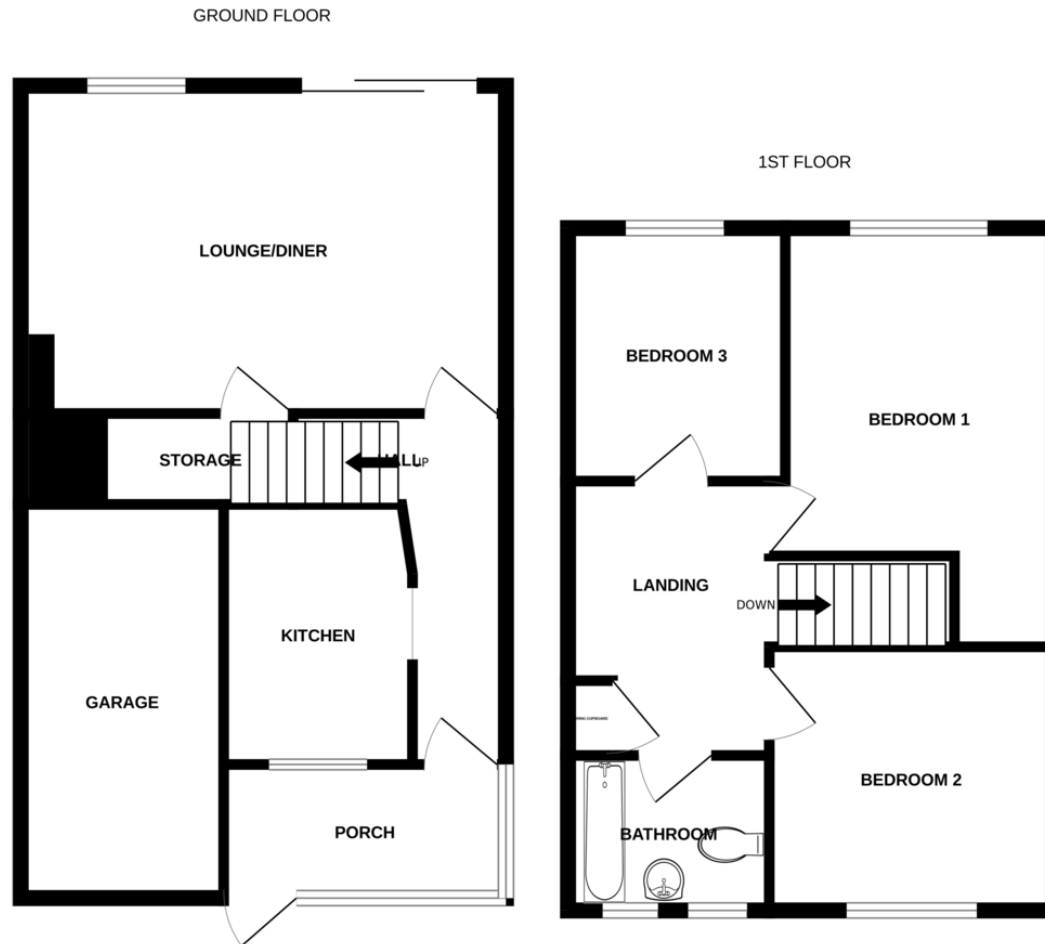
Rear Garden:

THE LOCATION

Situated just east of Colchester's historic town centre, the Riverside Estate offers easy access to an abundance of shops, bars, and restaurants, along with the scenic parkland of the castle, which frequently hosts fetes, fairs, and concerts. Its prime location also provides convenient connectivity to the A12 trunk road and the mainline station, offering direct routes to Ipswich, Norwich, and London Liverpool Street.



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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