



**2 bedroom
Semi-Detached
House located
in Colchester.**

**Offers In Excess Of
£300,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Meeanee Mews Colchester CO2 7GU

FULL DESCRIPTION

John Alexander is proud to present this immaculate two-bedroom end-of-terrace property offering an ideal blend of modern living and convenience and is situated in prime location of just a stone's throw from the vibrant Colchester City Centre.

Internally, this property presents a remarkable standard of accommodation that combines functional design with contemporary aesthetics. Accessed through a separate and inviting hallway, the entrance immediately sets a welcoming tone, complete with a conveniently located downstairs cloakroom for added practicality.

The kitchen is both stylish and functional, boasting a sophisticated palette of cream cabinetry that beautifully complements the integrated oven and white fixtures. The design is modern and efficient, making it an ideal space for both cooking and entertaining. Throughout the main living areas, elegant wood-style laminate flooring enhances the flow of the home while adding warmth and character.

The lounge is generously proportioned, offering ample space for relaxation and entertaining guests. Its layout allows for a cosy seating area while also providing an opportunity for dining, making it a versatile space that can easily accommodate different lifestyles. French-style double doors open up to the rear, inviting natural light into the room and providing a seamless transition to the garden outside.

Ascending to the first floor, you will find the master and second bedrooms-both of which are well-sized double rooms that exude comfort and space. Adjoining these bedrooms is a modern family bathroom, thoughtfully designed with a sleek white three-piece suite. This includes a shower over the bath, all elegantly finished with tasteful tiling that enhances both functionality and style.

Dimensions

Entrance Hall

Cloakroom

1.80m x 0.95m (5' 11" x 3' 1")

Lounge

4.86m x 4.09m (15' 11" x 13' 5")

Kitchen

3.73m x 2.80m (12' 3" x 9' 2")

Landing

Master Bedroom

4.86m x 3.63m (15' 11" x 11' 11")

Second Bedroom

4.19m x 2.72m (13' 9" x 8' 11")

Family Bathroom

2.05m x 1.93m (6' 9" x 6' 4")

THE OUTSIDE

Outside, the well-proportioned enclosed rear garden offers a private retreat, ideal for enjoying the outdoors, gardening, or hosting summer barbecues. Additionally, off-road parking for two vehicles ensures convenience and ease, making this property a perfect choice for those seeking a stylish home in a desirable location. With its combination of modern features and proximity to the heart of Colchester, this residence is sure to appeal to a wide range of buyers.

LOCATION

Situated in a highly desirable neighbourhood of Colchester, offering a perfect blend of convenience and community. This area is well-connected, with easy access to local amenities including shops, restaurants, and recreational facilities, ensuring residents have everything they need within close reach. Colchester's historic city centre, is just a short distance away. The location also boasts excellent transport links, making it easy to navigate to nearby towns and cities.



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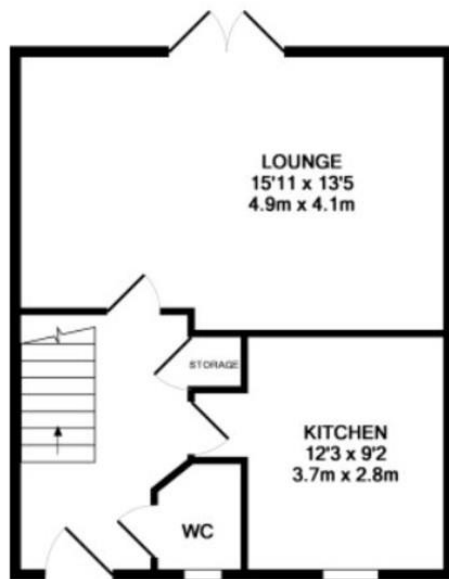
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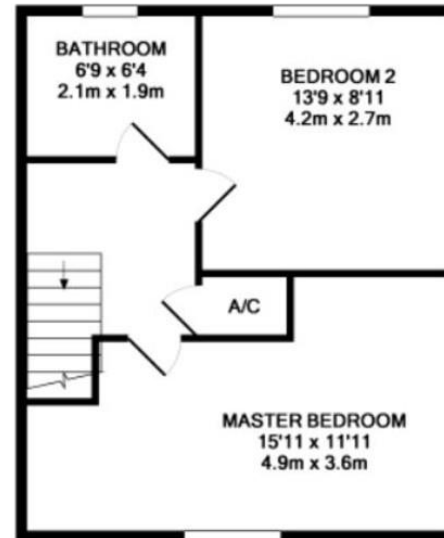




FLOORPLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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