



3 bedroom End Terraced House located in Colchester.

Guide Price
£260,000 - £280,000

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JOHN ALEXANDER
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Old Heath Road Colchester CO2 8AX



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FULL DESCRIPTION THE HOME

GUIDE PRICE £260,000 TO £280,000

John Alexander is very pleased to present a period Victorian gem boasting a modern contemporary interior. This three-bedroom end of terrace property is situated in the ever popular area of Old Heath and is an excellent opportunity for families, couples, or investors.

Nestled in the sought-after area of Old Heath, this delightful residence at Old Heath Road offers a perfect blend of modern comfort and classic charm. With its appealing curb appeal and prime location, this property is an excellent opportunity for families, couples, or investors looking for a well-appointed home in Colchester.

The exterior of the property showcases a well-maintained classic façade, complemented by a front garden that adds to its inviting atmosphere. Stepping inside, you are greeted by the generously sized open plan living and dining room with neutral décor that serves as a blank canvas for your personal style. Large windows provide abundant natural light and picturesque views of the garden. This cosy space is perfect for relaxation and entertainment, with enough room for comfortable seating and additional furnishings.

The open-plan kitchen is well-equipped with modern appliances, ample storage, all designed for ease of use. This room also benefits from underfloor heating.

Upstairs there are two good size double bedrooms and a third single bedroom. The newly appointed family bathroom exudes an air of sophistication and style, elegantly designed to provide both comfort and functionality.

Dimensions

Entrance Door

Lounge 11' 6" x 11' (3.51m x 3.35m)

Dining Room 13' 11" x 11' 5" max (4.24m x 3.48m max)

Kitchen 7' 10" x 7' 3" (2.39m x 2.21m)

Lobby

Shower Room

First Floor Accommodation

Landing

Bedroom One 11' 5" max x 10' 11" max (3.48m max x 3.33m max)

Bedroom Two 11' 2" max x 8' 7" max (3.40m max x 2.62m max)

Bedroom Three 7' 9" max x 7' 2" (2.36m max x 2.18m)

OUTSIDE SPACE

The rear garden is laid to lawn perfect for summer barbecues, and peaceful moments in the sun. The property also benefits from a summer house measuring 10' 7 x 8' 8 with French doors to front. There is right of way access over the garden and is surrounded by fencing, ensuring privacy and security.

THE LOCATION

Old Heath Road is situated in the highly desirable neighbourhood of Old Heath. The property is within easy reach of a variety of local amenities, including shops, supermarkets, and cafes, ensuring that your daily needs are met without having to travel far. There are also several schools nearby, making it an ideal area for families with children.

Old Heath is well-known for its abundance of green spaces and parks, providing excellent opportunities for an active lifestyle.



The location offers excellent transport links, with nearby bus services connecting you to Colchester City centre and surrounding areas. For those who regularly commute, the property is conveniently situated near major road networks, allowing for easy access to the A12 and beyond.

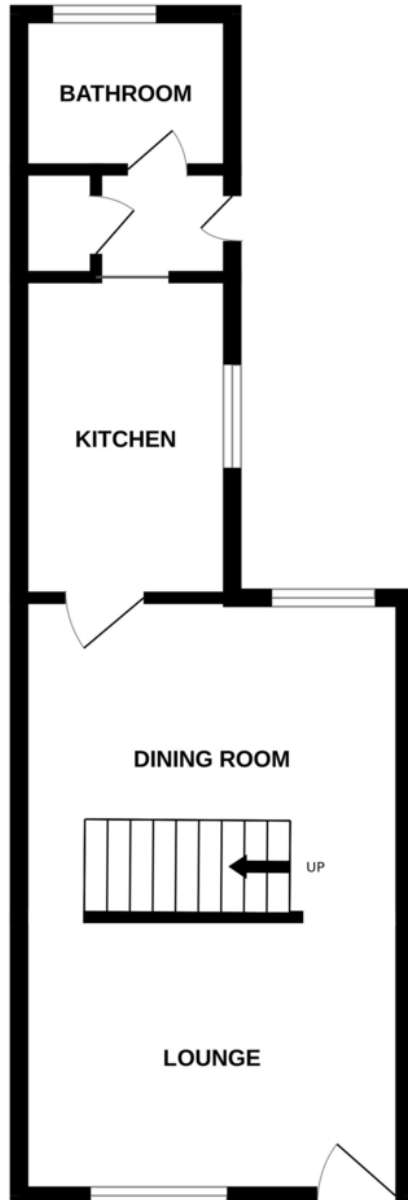
KEY INFORMATION

- new carpet just laid
- loft insulated and boarded, with stair access
- underfloor heating in the kitchen.
- easy public transport
- close to the university
- close to the gym
- close to local shops including the last green grocers in Colchester

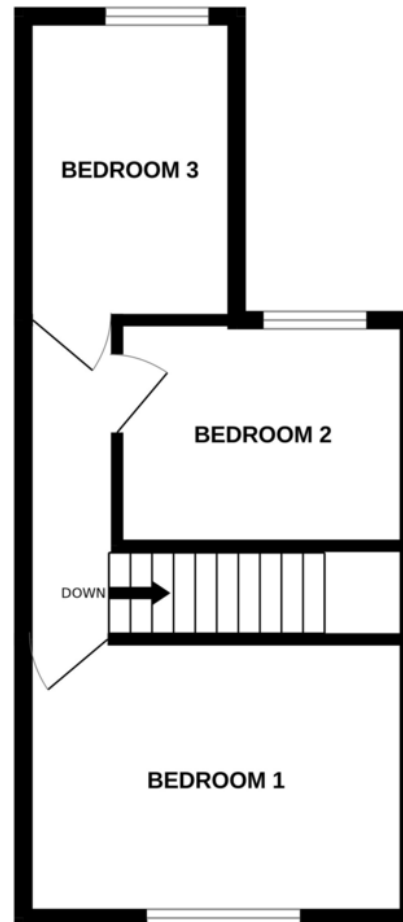


FLOORPLAN

GROUND FLOOR



1ST FLOOR



DIRECTIONS

CONTACT

**99 London Road
Stanway
Colchester
Essex
CO3 0NY**

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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JOHN ALEXANDER
ESTATE AGENTS