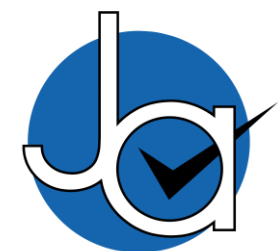




**3 bedroom
Semi-Detached
House located
in Colchester.**

**Asking price of
£325,000 - £350,000**

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JOHN ALEXANDER
ESTATE AGENTS

Straight Road Colchester CO3 9BY



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THE HOME

GUIDE PRICE £325,000 TO £350,000

John Alexander is pleased to present a beautifully presented three-bedroom semi-detached family home situated in the desirable area of Colchester. This charming property offers a blend of modern living with traditional character, providing an ideal sanctuary for those seeking comfort and convenience. Do not miss out on this opportunity and book a viewing today!

The heart of the home is the expansive open-plan kitchen and dining area, perfect for both family gatherings and entertaining friends. This modern kitchen features high-quality appliances, ample storage, and elegant finishes, making it a delightful space for any cooking enthusiast. The kitchen benefits from the convenience of a breakfast bar as well as a dining area with enough room for a family sized table.

A modern stylish family room then leads from the dining area providing that extra space for families to retreat to. From here bi-fold doors provide access to the garden and invite an abundance of natural light, creating a warm and airy atmosphere.

The living room is a cosy retreat and is tastefully decorated providing extra living space and is currently being used as a children's room. A modern ground floor cloakroom completes the ground floor.

This property boasts three good sized

bedrooms, each offering plenty of space and storage, making it suitable for families of all sizes and a family bathroom which is well appointment.

Outside the garden is laid to lawn and also benefits from a separate decking and patio area idea for al-fresco dining. Additional benefits of this property include off-street parking and easy access to local amenities, schools, and parks, making it an excellent choice for families or professionals.

THE LOCATION

Straight Road is located in one of Colchester's most sought-after neighbourhoods being the west side of Colchester. The property is surrounded by a variety of local amenities, ensuring that everyday essentials are within easy reach. Just a short walk away, residents will find convenience stores, supermarkets, and charming cafes.

For families, the area boasts excellent educational facilities, with several reputable primary and secondary schools located within a short distance.

Transport connections from this location are superb. Colchester benefits from a well-connected railway station, providing regular train services to London, Chelmsford, and other major destinations. The A12 dual carriageway is conveniently nearby and public transport options, including bus routes, are easily accessible.



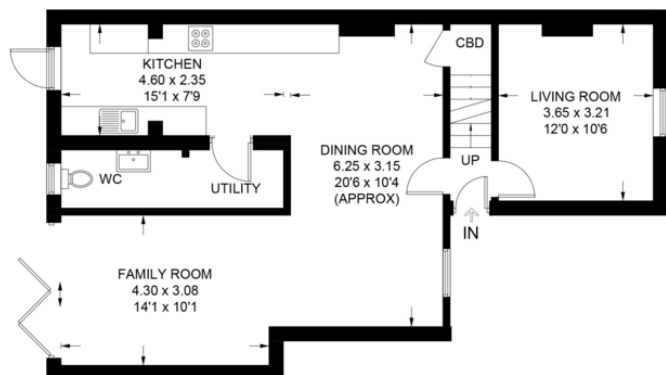
FLOORPLAN

Straight Road

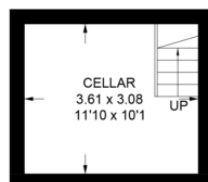
Approximate Gross Internal Area = 113.3 sq m / 1220 sq ft

Cellar = 11.2 sq m / 120 sq ft

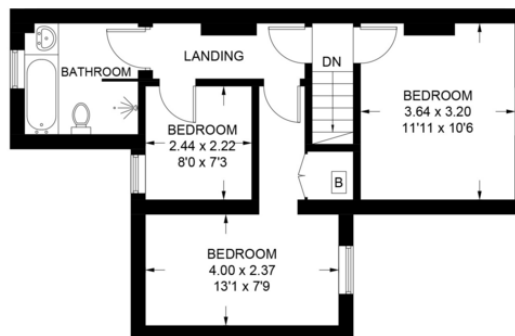
Total = 124.5 sq m / 1340 sq ft



Ground Floor
69.2 sq m / 745 sq ft



Cellar
11.2 sq m / 120 sq ft



First Floor
44.1 sq m / 475 sq ft

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

DIRECTIONS

CONTACT

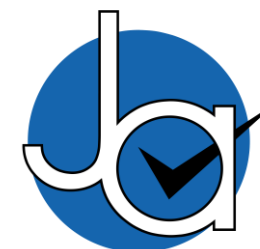
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