



**1 bedroom  
Ground Floor  
Maisonette  
located in  
Colchester.**

Guide Price  
**£150,000 - £170,000**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS



# Maypole Green Road Colchester CO2 9NX



1



1



1



A



D



## FULL DESCRIPTION

### THE PROPERTY

\*\*\*GUIDE PRICE £150,000 TO £175,000\*\*\*

We are thrilled to present this charming one-bedroom ground floor maisonette, perfectly situated in Maypole Green Road, Colchester. This well-proportioned accommodation offers a delightful blend of comfort and style. An excellent opportunity for both first time buyers and investors.

As you enter through the welcoming porch, you're greeted by a spacious and light-filled living room that includes a warm and inviting ambiance, enhanced by elegant wooden floors. The maisonette also features a comfortable double bedroom, providing space for relaxation. The kitchen is thoughtfully designed with a sleek and efficient layout, ensuring a pleasant cooking experience. A modern bathroom completes the interior, offering both functionality and style. This layout is ideal for individuals or couples who desire a cosy yet practical living space.

Living Room 3.86m (12'8) x 3.81m (12'6)

Inner Hall

Kitchen 4.01m (13'2) x 1.7m (5'7)

Bedroom 1 4.01m (13'2) > 10'1 x 2.67m (8'9)

Bathroom

The property also boasts impressive exterior features, including a 50-foot rear garden. This outdoor area provides a generous space for a variety of activities, whether you enjoy gardening, relaxing, or hosting gatherings with friends and family. It serves as a peaceful retreat where you can enjoy the tranquillity of nature. Additionally, the maisonette is equipped with convenient driveway parking at both the side and front,

accommodating up to four cars comfortably, making it ideal for households with multiple vehicles or frequent guests.

### FURTHER INFORMATION

Kitchen white goods and cooker all bought in 2020 are included in the sale.

### LOCATION

The location of Maypole Green Road offers the perfect balance of peaceful residential living with convenient access to local amenities and the vibrant heart of Colchester. Colchester town, which is just a short distance away, offers a wide range of shops, cafes, restaurants, and leisure facilities, catering to all tastes and needs.

The area is also well-served by schools, making it an excellent choice for families. Nearby primary and secondary schools are within walking distance, and there are several well-regarded schools in the surrounding area.

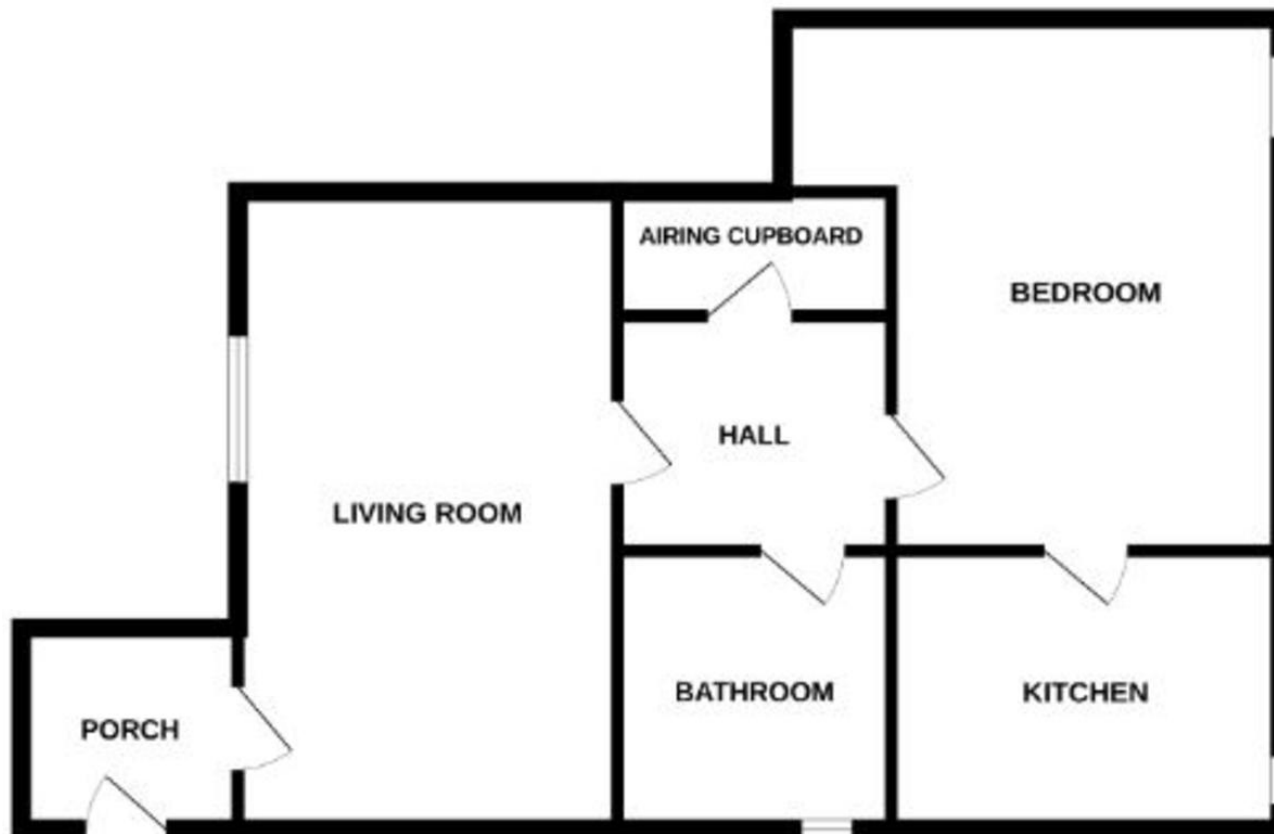
The property's proximity to public transport links makes commuting a breeze, with Colchester's mainline railway station offering fast and frequent services to London Liverpool Street in under an hour. Local bus routes provide additional connectivity to the wider area. Green Road provides a fantastic environment for comfortable living in one of Essex's most desirable towns.







## FLOORPLAN



## DIRECTIONS

### CONTACT

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

**E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)**

**T 01206 656007**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS