



# 1 bedroom Studio located in Colchester.

Guide Price  
£90,000 - £100,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# De Grey Road Colchester CO4 5YE

## FULL DESCRIPTION

### THE PROPERTY

\*\*\*GUIDE PRICE £90,000 TO £100,000\*\*\*

Welcome to De Grey Road, Colchester. This charming ground floor studio apartment boasts a well-designed open plan area seamlessly combining kitchen, living, and bedroom spaces for versatile living.

Upon entering, you are greeted by a welcoming hall that leads you to the main living area. The kitchen is thoughtfully integrated, providing modern appliances and ample cabinetry, perfect for culinary enthusiasts. Conveniently, the property includes a separate shower room, designed with contemporary fixtures for a sleek and stylish finish.

Ideal for investors as tenant in situ, this property offers a practical and efficient layout in a desirable location. Enjoy easy access to local amenities and transport links, making it an excellent choice for urban living. Don't miss this great investment opportunity.

## LOCATION

De Grey Road is nestled in a vibrant and convenient area of Colchester. This location benefits from a blend of suburban tranquillity and easy access to urban amenities. Residents have access to a variety of local shops, cafes, and restaurants, making it easy to enjoy dining and leisure activities close to home. The area is well-served by public transport, providing efficient links to Colchester's town centre and surrounding areas.

Additionally, the property is situated near educational institutions and essential services, enhancing its appeal for families and professionals alike.

With its combination of convenience and community, De Grey Road offers an excellent base for exploring the historic charm and modern amenities that Colchester has to offer.



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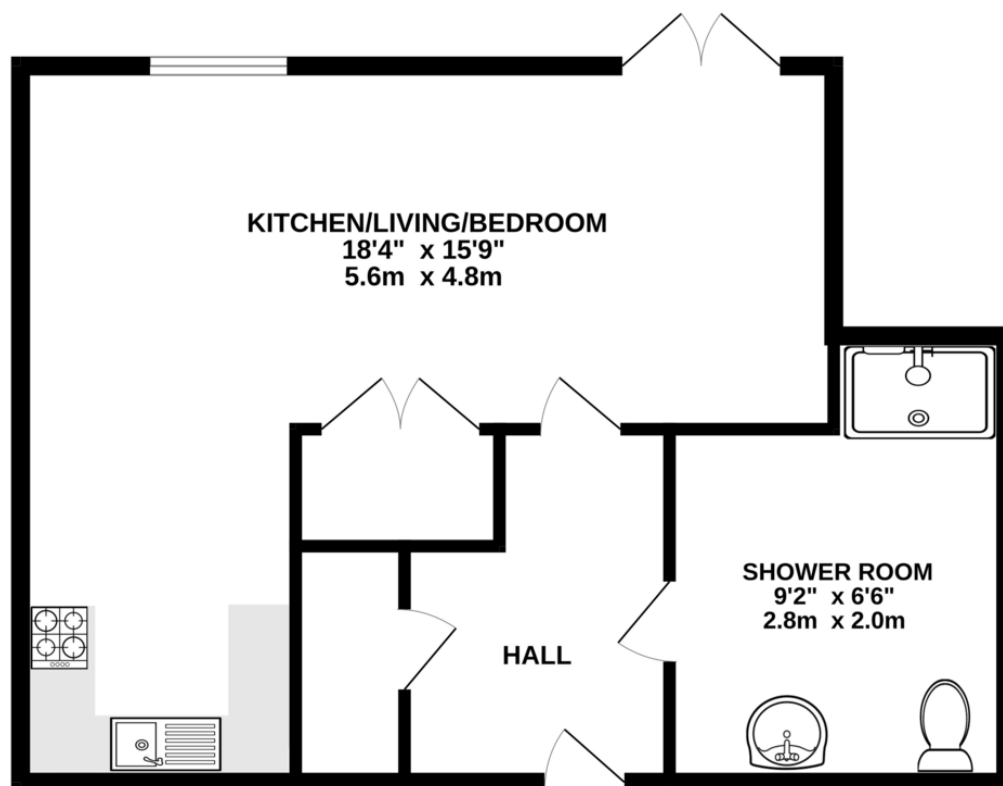






## FLOORPLAN

### GROUND FLOOR



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

### CONTACT

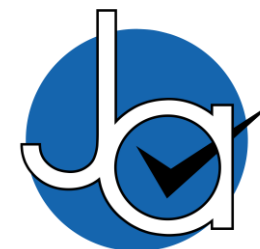
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