



1 bedroom Maisonette located in Colchester.

Guide Price
£150,000 - £175,000

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JOHN ALEXANDER
ESTATE AGENTS

Lanvalley Road Colchester CO3 9BA

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £150,000 TO £175,000

This charming one-bedroom maisonette offers a comfortable and spacious living experience in the desirable area of Colchester. Situated on Lanvalley Road, this property benefits from a peaceful residential setting while remaining within easy reach of local amenities, schools, and transport links.

THE HOME

The maisonette boasts a well-designed layout, featuring a bright and airy living room, perfect for both relaxation and unwinding. The kitchen is fitted with modern appliances ideal for those who enjoy cooking and meal preparation. You will also find a generously sized bedroom with plenty of natural light and storage.

A well-appointed bathroom serves the maisonette, featuring a contemporary suite with all the essentials for your convenience.

DIMENSIONS

Entrance Hall 0.89m x 1.37m (2'11" x 4'6")
Living Room 4.25m x 3.20m (13'11" x 10'6")
Kitchen 1.56m x 2.48m (5'1" x 8'2")
Landing 1.52m x 5.19m (5' x 17")
Bedroom One 2.61m x 3.48m (8'7" x 11'5")
Family Bathroom 1.83m x 2.58m (6' x 8'6")

THE OUTSIDE

The exterior of Lanvalley Road is both practical and inviting. The property boasts a well-maintained front driveway which provides off road parking for vehicles, which is always convenient and hassle-free.

There is also access to the garden, providing a lovely outdoor space for relaxation or entertaining. Whether you're enjoying a quiet afternoon, the garden offers this opportunity.

THE LOCATION

The property is situated in a highly desirable part of Colchester, offering the perfect blend of convenience and tranquillity. The property is ideally located within proximity to local amenities, Colchester's historic town centre is just a short distance away, providing a wide range of dining, shopping, and entertainment options. With easy access to public transport links and major road networks, including the A12, commuting to nearby towns and cities is simple and efficient. The peaceful surroundings of the neighbourhood add to the appeal, making it an ideal spot to call home.



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FLOORPLAN

DIRECTIONS

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