



3 Bedroom Semi-Detached House located in Colchester.

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JOHN ALEXANDER
ESTATE AGENTS

6 Roman Circus Walk Colchester CO2 7NF



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936
sq ft

Guide Price
**£340,000 -
£360,000**

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NO ONWARD CHAIN. This contemporary and generously sized three-bedroom and two bathroom semi-detached home is ideally located on the highly desirable Roman Circus Walk in Colchester. Offering a blend of style and comfort in a prime setting. Just a short stroll from Abbey Fields, it also benefits from easy access to top-rated schools, Colchester's City Centre,

FULL DESCRIPTION

OVERVIEW

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INSIDE THE HOME

As you step into the home, you're greeted by a bright and welcoming hallway, offering plenty of storage options, including built-in cupboards and extra space under the stairs-perfect for storing away everyday items. The U-shaped kitchen is both practical and stylish, with plenty of counter space, storage, and top-of-the-line integrated appliances including a gas hob, double electric oven, dishwasher, fridge freezer and washing machine.

The ground floor also features a shower room with WC. Towards the rear of the house, the spacious open plan living and dining area is bathed in natural light, creating a fantastic environment for relaxing or dining. The door connecting from the living room leads out to the rear garden, blending the indoor and outdoor spaces effortlessly.

Upstairs, the landing includes an airing cupboard and leads to the three generously sized bedrooms. The main bedroom is spacious enough to comfortably fit a king-size bed, wardrobes, and more. The second double bedroom offers plenty of versatility, while the third bedroom, can work as a bedroom, nursery or home office. The modern family bathroom is equipped with a bath and overhead shower, a WC, and a washbasin, all finished to a high standard.

ROOM DIMENSIONS

Entrance Hallway - 2.00m x 3.85m (6'6 x 12'7)

Kitchen - 3.31m x 2.68m (10'10 x 8'9)

Living & Dining Room - 5.37m x 3.93m (17'7 x 12'10)

Shower Room/ WC - 2.32m x 1.12m (7'7 x 3'8)

First Floor Landing - 1.95m x 2.90m (6'4 x 9'6)

Bedroom One - 3.38m x 3.13m (11'1 x 10'3)

Bedroom Two - 2.82m x 3.86m (9'3 x 12'7)

Bedroom Three - 2.51m x 2.83m (8'2 x 9'3)

Bathroom 1.95m x 1.96m (6'4 x 6'5)

OUTSIDE

The exterior of the property features a beautifully landscaped and maintained South-West facing rear garden, designed for minimal upkeep and maximum enjoyment. There is a patio area offers an ideal spot for outdoor seating and dining, while the artificial lawn guarantees a pristine look throughout the year. At the back, a shed provides extra storage space, and gated rear access. To the front there are two allocated parking spaces.

LOCATION

The property is ideally located in a highly sought-after area, offering the perfect balance of peaceful living and



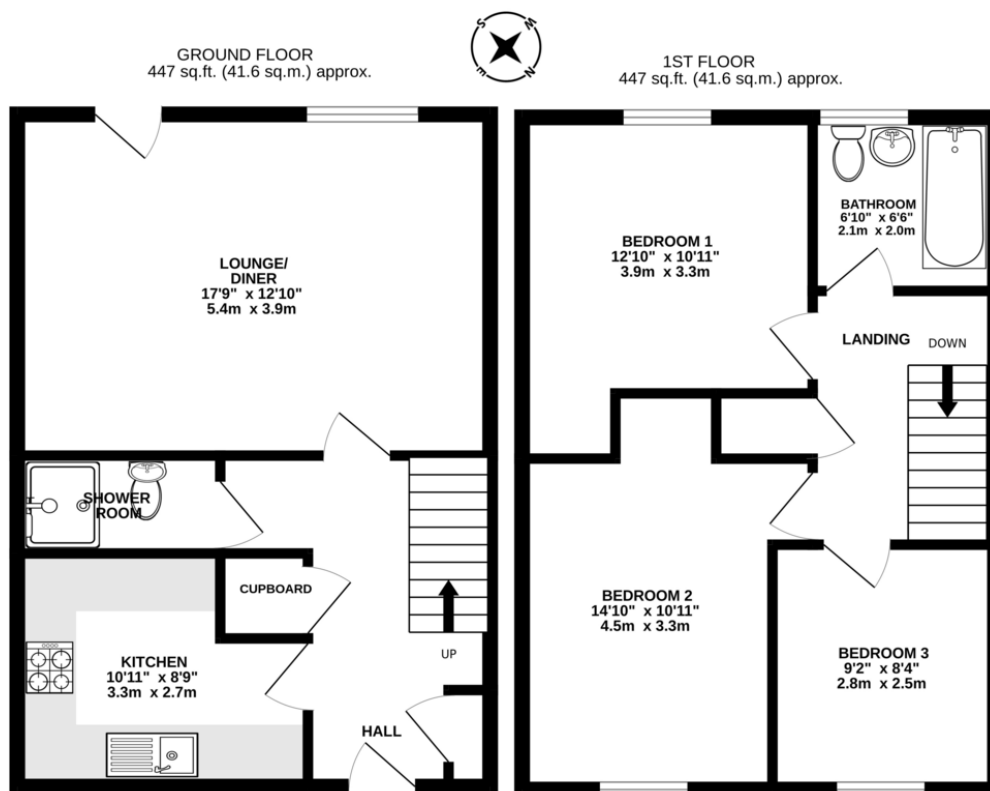
convenient access to local amenities. Just a short walk from the scenic Abbey Fields, residents can enjoy green spaces and outdoor activities. Colchester City Centre is easily accessible, providing a wide range of shops, restaurants, and leisure options. Excellent transport links are nearby, with Colchester Town Station offering direct train services to London Liverpool Street, making it an excellent choice for commuters. Additionally, top-rated schools are within easy reach, making it a great location for families.

AGENTS NOTE

This property requires an Annual service charge of £314 per year paid each in January.



FLOORPLAN



TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

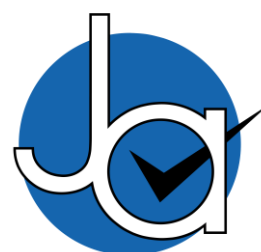
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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