



**2 bedroom
Semi-Detached
Bungalow
located in
Stanway.**

**Guide Price
£300,000 - £325,000**

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JOHN ALEXANDER
ESTATE AGENTS

Rose Avenue Stanway Colchester CO3 0RU



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560 sq ft

FULL DESCRIPTION

OVERVIEW

We are pleased to offer this two bedroom, semi-detached bungalow in the heart of Stanway WITH NO ONWARD CHAIN. Offering a garage, off road parking, an East facing rear garden, modern kitchen and shower room plus good proximity to local amenities

ENTRANCE HALL

10' 10" x 6' 2" (3.3m x 1.88m)

KITCHEN

8' 8" x 8' 7" (2.64m x 2.62m)

Modern kitchen with fitted wall and base units including large corner pantry cupboard, double electric oven, induction hob with extractor, slim line dishwasher, butler sink and undercounter fridge. Window to side aspect

SHOWER ROOM

5' 11" x 5' 6" (1.8m x 1.68m)

Low level walk in shower tray with electric shower, wash basin, WC, heated towel rail and window to side aspect

LIVING ROOM

15' 0" x 10' 10" (4.57m x 3.3m)

Sliding door to conservatory

CONSERVATORY

13' 2" x 8' 10" (4.01m x 2.69m)

Double door to garden

BEDROOM ONE

14' 0" x 10' 10" (4.27m x 3.3m)

Window to front aspect and built in wardrobes

BEDROOM TWO

8' 8" x 7' 9" (2.64m x 2.36m)

Window to front aspect

OUTSIDE

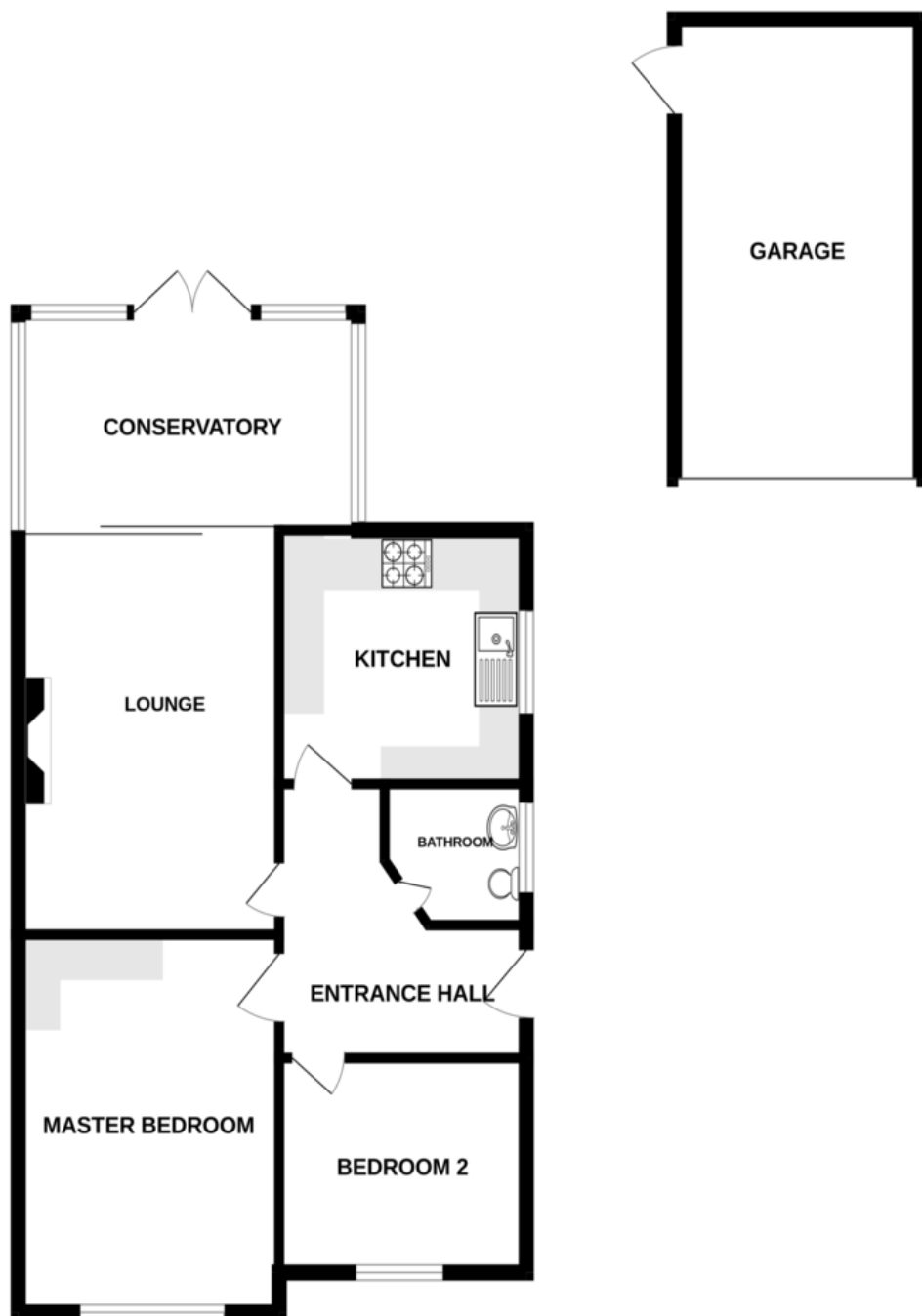
To the front there is a fence enclosed front garden with lawn and driveway for multiple cars, leading to a garage with electric roller shutter. There is a gate from the driveway and a personal door from the garage, both leading to an East facing rear garden, mainly laid to lawn

LOCATION

Rose Avenue is a quiet cul-de-sac in the heart of Stanway in West Colchester. The home is within walking distance of shops on the adjoining Blackberry Road including a post office, an independent bakery, barbers, convenience store and then on to a small retail park with a Co-Op amongst others. There are Bus stops along Blackberry Road with service to the City Centre. A doctors surgery is nearby and a short drive gets you to Marks Tey train station and the larger retail parks at Tollgate



FLOORPLAN



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