



## 2 bedroom Coach House located in Colchester.

Guide Price  
£200,000 - £235,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Turnstile Square Colchester CO2 7HQ

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £200,000 TO £235,000\*\*\*

This well-maintained two-bedroom home in Turnstile Square offers modern living with the benefit of a garage and off-road parking. This property represents a fantastic opportunity for first-time buyers looking to step onto the property ladder, offering modern, low-maintenance living in a convenient location. It also makes an excellent investment choice, with strong rental potential thanks to its proximity to Colchester city centre, the University of Essex, and excellent transport links.

### STEP INSIDE

The property is set over two floors, beginning with an entrance hall on the ground floor that provides access to stairs leading to the first floor.

On the first floor, the landing features a Velux window, a cupboard housing the gas boiler with space for a washing machine, a storage cupboard, radiator, and access to the loft. The bathroom is fitted with a white suite comprising a panelled bath with mixer taps and shower guard, low-level WC, pedestal wash basin, radiator, extractor fan, downlighters to the ceiling, part-tiled walls, and a Velux window.

Bedroom One measures 3.89m x 3.12m (12'9" x 10'3") and includes a double-glazed window to the front and radiator, while Bedroom Two measures 2.90m x 2.90m (9'6" x 9'6") with a double-glazed window to the front, radiator, and built-in wardrobe cupboard.

The spacious Lounge/Diner is 5.87m x 3.18m (19'3" x 10'5"), with double-glazed French doors opening onto a Juliet balcony, two radiators, and a Velux window creating a bright and airy feel. The adjoining Kitchen, 2.87m x 2.62m (9'5" x 8'7"), is well-equipped with a stainless steel one and a half bowl sink, modern fitted cupboards, roll-top work surfaces, built-in oven and hob with extractor, integrated dishwasher and fridge/freezer, tiled flooring, radiator, and Velux window.

### STEP OUTSIDE

Outside, the property benefits from an integral garage with up-and-over door, storage space under the stairs, power and lighting, plus an allocated parking space directly in front of the garage.

### THE LOCATION

Turnstile Square is a popular modern development situated just south of Colchester city centre. The property benefits from excellent local amenities including supermarkets, shops, and leisure facilities all within easy reach. Colchester's historic city centre offers a wide range of restaurants, bars, and retail outlets, while Castle Park and Abbey Fields provide attractive green spaces nearby. The location is well served by public transport, with regular bus services and Colchester Town Station offering mainline links to London Liverpool Street. The A12 is also easily accessible, making it ideal for commuters. Families will appreciate the selection of well-regarded schools close by, along with the University of Essex just a short distance away.



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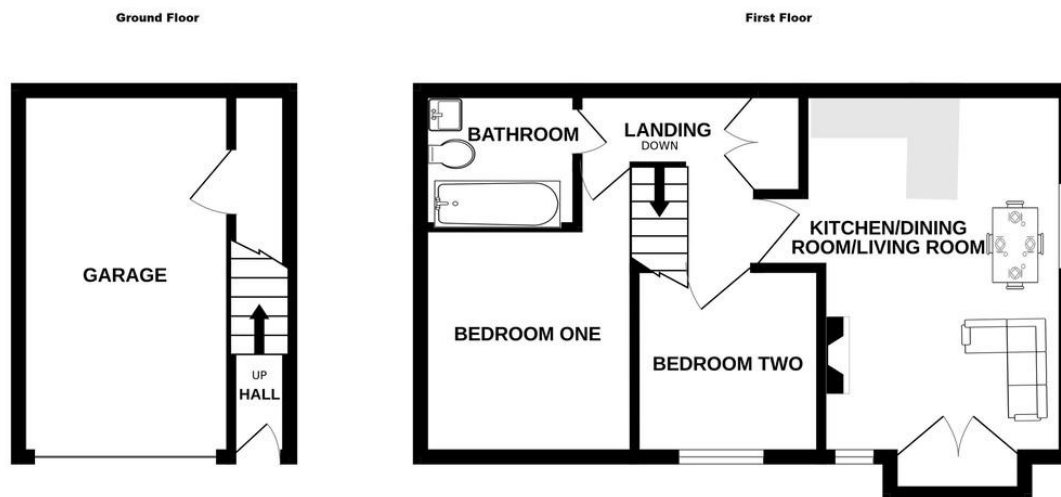
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## FLOORPLAN



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

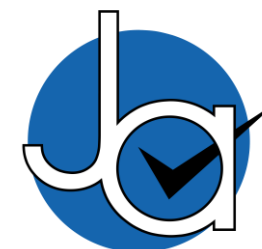
**1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG**

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

**T 01621 814334**

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

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