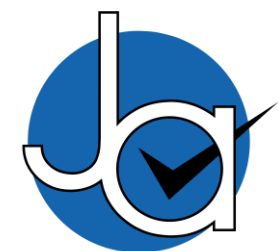




2 bedroom Apartment located in Peartree Road.

Guide Price
£180,000 - £200,000

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Flat 33 Dugard House

Pear tree Road Colchester

CO3 0BL



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FULL DESCRIPTION

THE OVERVIEW

GUIDE PRICE £180,000 TO £200,000

This beautifully presented top floor apartment in Dugard House features a bright open-plan living space, two spacious double bedroom, and two modern bathrooms. With allocated parking, secure entry, and easy access to local amenities and Colchester city centre, it's ideal for first-time buyers or investors.

STEP INSIDE

Upon entering, you're welcomed by a well-proportioned hallway that provides access to all rooms. The open-plan kitchen, dining, and living area forms the heart of the home-perfectly designed for both relaxing and entertaining. The kitchen features sleek cabinetry, ample worktop space, and integrated appliances including an oven and sink. The dining area comfortably seats four, while the living space offers a cosy setting for unwinding.

The property boasts two generous double bedrooms. The principal bedroom benefits from its own ensuite bathroom, offering privacy and convenience. The second bedroom is equally spacious and is served by a separate, modern family bathroom complete with a bathtub, toilet, and wash basin.

Bed One 3.m x 2.9m (10'2" x 9'6")

Bed Two 3.2m x 3m (10'5" x 9'10")

Open plan 4m x 4.2m(13'1" x 13'9")

STEP OUTSIDE

Additional benefits include allocated off-road parking, a secure entry system, and excellent access to local shops,

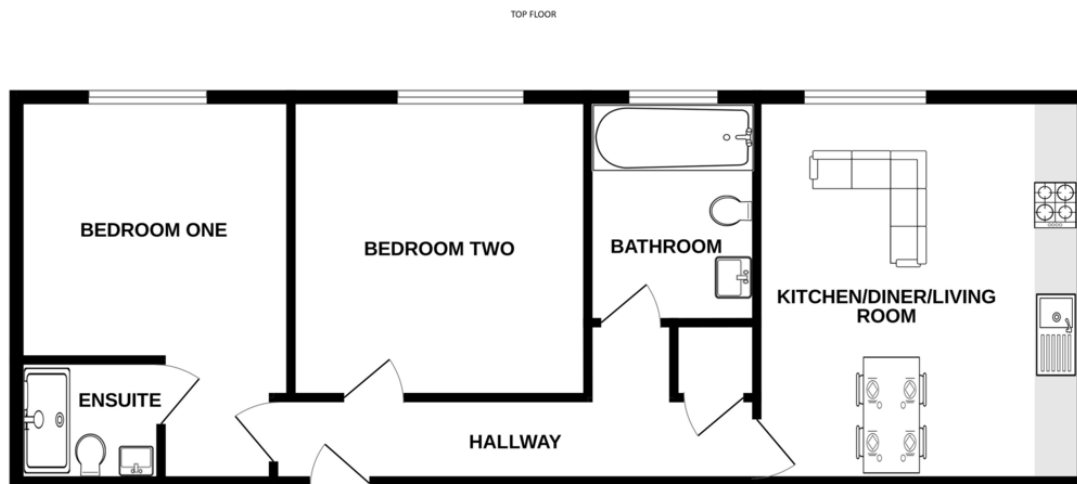
THE LOCATION

Dugard House enjoys a prime position on Pear tree Road in the sought-after Stanway area of Colchester, offering a convenient and well-connected lifestyle. Residents benefit from easy access to Stanway Retail Park, home to supermarkets, shops, and a variety of dining options, ensuring everyday needs are well catered for.

Transport links are excellent, with local bus services just a short walk away and Colchester Town station only a short drive, providing direct connections further afield. The area is recognised as a safe and established residential community, blending modern amenities with a welcoming neighbourhood atmosphere, making it an appealing choice for both homeowners and investors alike.



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

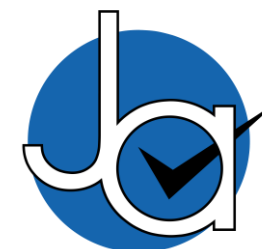
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