

2 bedroom End Terraced House located in Stanway.

Guide Price
£180,000 – 200,000

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JOHN ALEXANDER
ESTATE AGENTS

Tollgate Court Stanway Colchester CO3 0RE

FULL DESCRIPTION

THE OVERVIEW

Guide Price Of £180,000 - £200,000

Situated to the west of Colchester in Stanway, this two-bedroom end-terrace home benefits from excellent transport links, including easy access to the A12, A120, and Marks Tey Train Station. The property is surrounded by a wealth of local amenities, bus routes, and shopping facilities, along with a wide choice of highly regarded schools.

Whether you're a first-time buyer or looking for a sound investment opportunity, this home offers both convenience and potential in a sought-after location.

THE HOME

Step inside to discover a generously sized lounge, perfect for relaxing or entertaining, with ample natural light creating a warm and inviting atmosphere. The modern kitchen is fitted with elegant shaker-style cabinets, offering plenty of storage and workspace for culinary enthusiasts.

The stylish bathroom is a standout feature, boasting a double shower enclosure, a separate bath, and a matching vanity unit with sink and low-level WC-all finished to a high standard with contemporary fittings and tasteful décor.

Both bedrooms are well-proportioned, offering comfortable accommodation with flexibility for use as guest rooms, home office, or nursery.

ROOM DIMENSIONS

Ground Floor

Lounge 19' 2" x 9' 9" (5.84m x 2.97m)

Kitchen 14' 3" x 5' 3" (4.34m x 1.6m)

First Floor

Landing

Master Bedroom 13' 0" x 10' 1" (3.96m x 3.07m)

Bedroom Two 9' 1" x 7' 7" (2.77m x 2.31m)

Family Bathroom 11' 9" x 5' 9" (3.58m x 1.75m)

THE OUTSIDE

The property enjoys access to well-maintained communal gardens, creating a pleasant outdoor space to relax and unwind. In addition, there is an allocated parking space for convenience, along with further visitor parking available.



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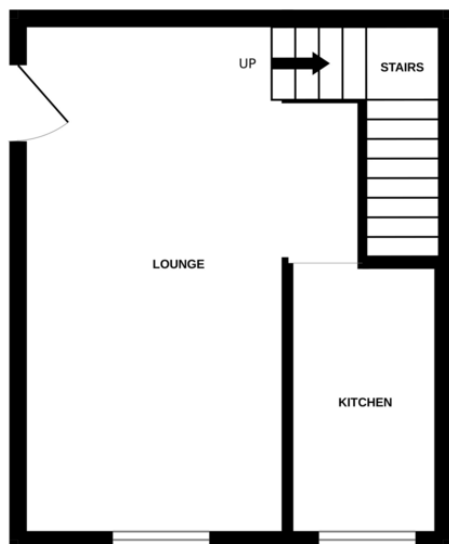
THE LOCATION

Set in the ever-popular Stanway area, this home is perfectly positioned close to local shops, supermarkets, and leisure facilities. Families benefit from a choice of highly regarded schools nearby, while excellent access to the A12 makes commuting simple. With convenient bus routes and Marks Tey Train Station just a short drive away, the location combines everyday practicality with great connectivity.

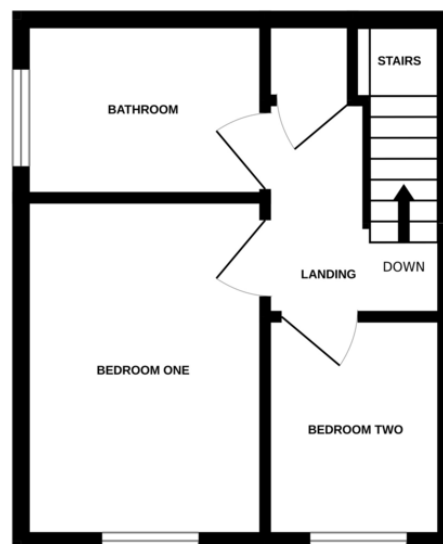


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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

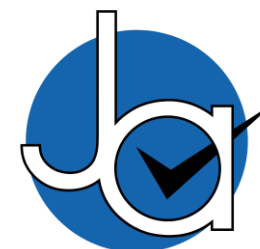
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