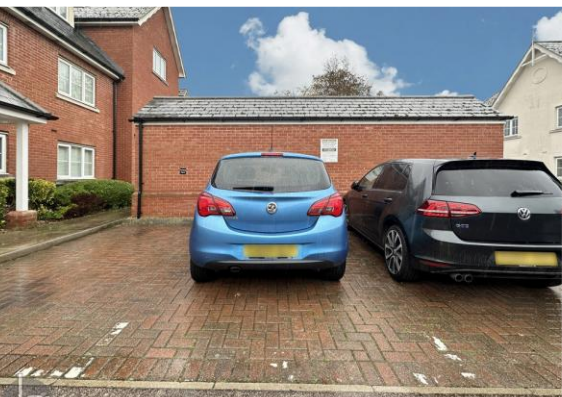




## 2 bedroom Ground Floor Flat located in Colchester.

Guide Price  
£150,000 - £175,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Vicarage Court Shrub End Road Colchester CO3 4RP

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £150,000 TO £175,000\*\*\*

Situated in Vicarage Court on Shrub End Road, this modern, well-appointed two-bedroom ground floor apartment is offered with no onward chain. The property benefits from an open-plan kitchen/living area, two bedrooms, a modern shower room, allocated parking, and a secure entry system, all within easy reach of local amenities and transport links. Early Viewing highly recommended to avoid disappointment.

### STEP INSIDE

Upon entering the property through the communal entrance hall, you step into a spacious entrance hall equipped with a security entry phone and an airing cupboard, providing practical storage solutions. From here, doors lead to all principal rooms.

To the right, you'll find Bedroom Two, measuring 7'1" x 6'9" (2.16m x 2.06m), ideal as a guest room, home office, or nursery. Adjacent is Bedroom One, a comfortable double room measuring 10'4" x 9'6" (3.15m x 2.90m), offering ample space for furnishings and a relaxing retreat.

The shower room is fitted with a luxury suite, featuring a shaped shower cubicle, wash basin, and WC, designed with modern finishes for convenience and style.

Continuing through, you enter the heart of the home: an impressive open-plan kitchen and sitting room, measuring 23'2" x 9'7" (7.06m x 2.92m).

The kitchen area is thoughtfully arranged with a one-and-a-half bowl sink unit set into a sleek work surface, complemented by a range of base and eye-level units. Integrated appliances include a built-in oven and hob with an extractor fan above, creating a functional and contemporary space for cooking and entertaining. The sitting area offers generous proportions for dining and relaxation, with natural light enhancing the open feel of the room.

### STEP OUTSIDE

Residents can enjoy beautifully maintained communal gardens, providing a peaceful outdoor space ideal for relaxation or socializing. The property also benefits from one allocated parking space, ensuring hassle-free parking for your vehicle.

### THE LOCATION

Vicarage Court enjoys a prime position on Shrub End Road, just a short distance from Colchester city centre. Residents benefit from excellent transport links, with regular bus services and easy access to Colchester Town and North stations for direct trains to London. The area offers a wide range of local amenities, including shops, cafes, and leisure facilities, while the vibrant city centre-with its historic attractions, shopping districts, and dining options-is only minutes away. This convenient location combines suburban comfort with quick access to everything Colchester has to offer, making it ideal for professionals, commuters, and those seeking a well-connected lifestyle.



2



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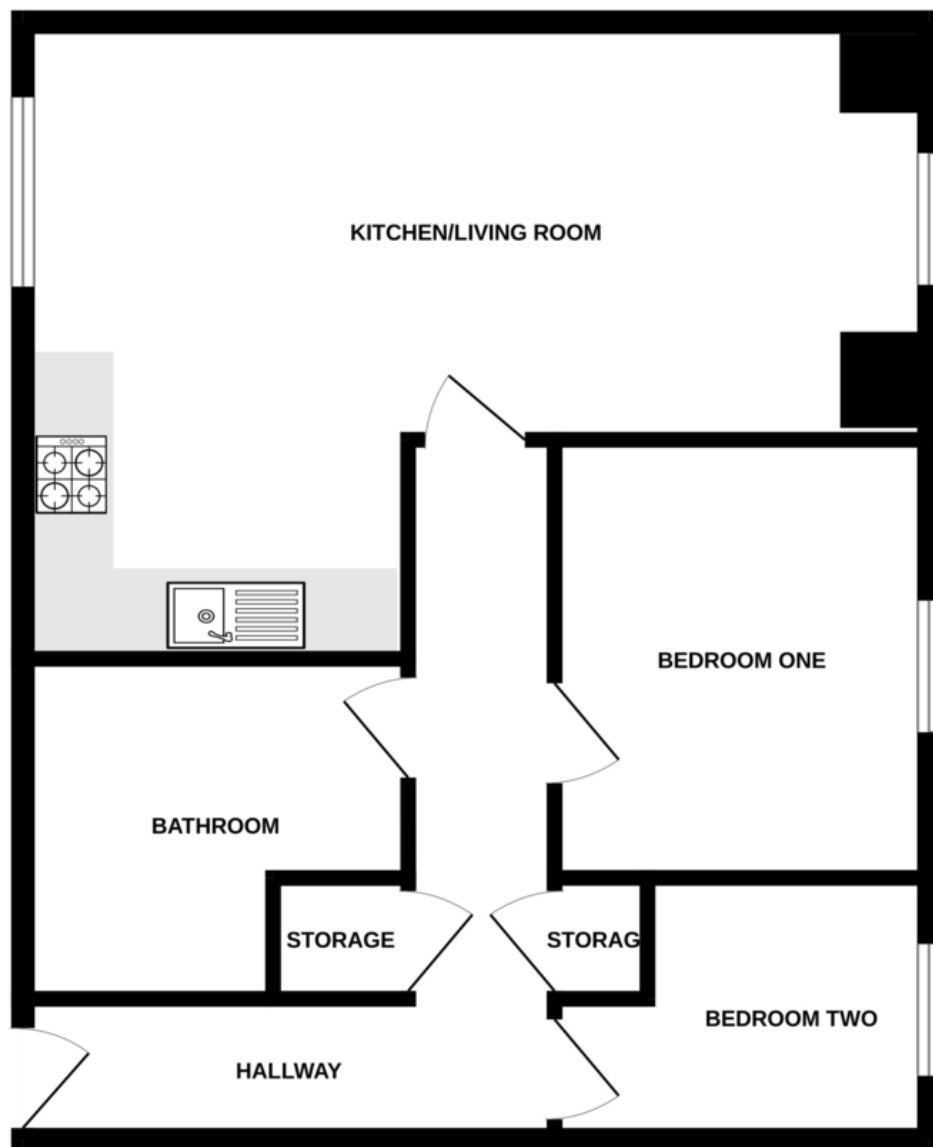






## FLOORPLAN

### GROUND FLOOR



### DIRECTIONS

#### CONTACT

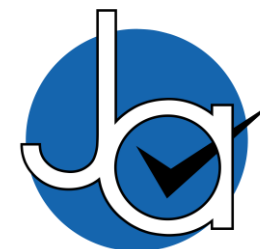
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