



3 bedroom Semi-Detached House located in Colchester.

Guide Price
£100,000 - £110,000

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JOHN ALEXANDER
ESTATE AGENTS

Hythe Hill Colchester CO1 2NG

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £100,000 TO £110,000

Located in a convenient position close to Colchester city centre, this three-bedroom semi-detached home is offered under a 30% shared ownership scheme, presenting an excellent opportunity for first-time buyers or those looking to step onto the property ladder. The property needs some light modernisation, allowing you to put your own stamp on it.

STEP INSIDE

On entering, you are greeted by a practical entrance hall with access to a ground floor WC. To the left, the spacious living room (18'1" x 9'3") runs the full depth of the property and features French doors opening onto the rear garden, creating a bright and airy feel while offering a seamless connection to outdoor space-perfect for entertaining or relaxing.

The generous kitchen/diner (18'8" x 8'3") provides ample room for cooking and dining. This space offers plenty of potential for a modern upgrade and currently accommodates a range of units and dining furniture.

Upstairs, the first floor comprises three well-proportioned bedrooms. The master bedroom (13'7" x 10'9") is positioned at the front and offers excellent space for wardrobes and storage. The second bedroom (10'5" x 10'2") is another good-sized double, while the third bedroom (7'7" x 7'2") is ideal as a child's room, home office, or guest room. A family bathroom completes the accommodation on this level.

STEP OUTSIDE

Externally, the property enjoys both front and rear gardens. The front garden is enclosed by a low brick wall and mature shrubs, providing a welcoming approach to the home.

The rear garden offers a mix of paved and low-maintenance areas, with space for seating and a shed, making it ideal for those looking for an easy-care outdoor space with potential for improvement.

Beyond the garden, there is off-road parking to the rear, including a covered carport and allocated spaces, ensuring convenience for residents.

THE LOCATION

Hythe Hill, is situated in the Old Heath and The Hythe area, just a short distance from Colchester city centre. This location offers excellent access to local amenities, including shops, schools, and healthcare facilities. The property benefits from good transport links, with Colchester Hythe railway station nearby and easy road access to the A12 for commuting. The surrounding area is primarily residential, featuring a mix of terraced houses and flats, and is known for its proximity to the River Colne and scenic walking routes. Residents enjoy convenient access to supermarkets, leisure facilities, and the historic attractions of Colchester.



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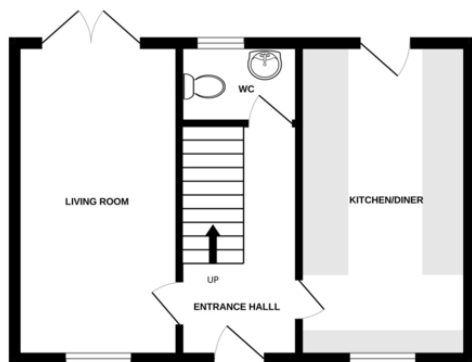
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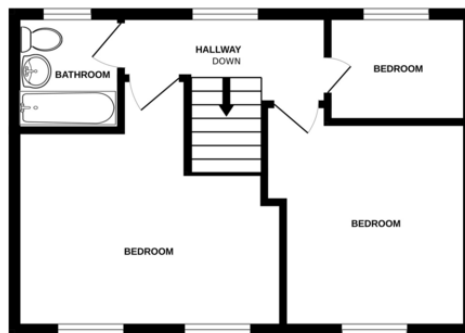


FLOORPLAN

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

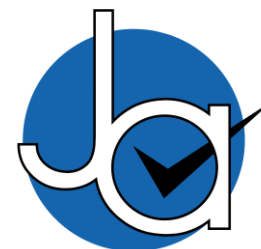
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