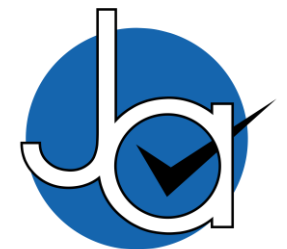




3 bedroom Mid Terraced House located in Colchester.

Guide Price
£280,000 - £300,000

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JOHN ALEXANDER
ESTATE AGENTS

Beaconsfield Avenue Colchester CO3 3DH

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £280,000 TO £300,000

Situated within a well-established and sought after residential area to the west of Colchester, this attractive three-bedroom mid-terraced home offers a blend of period charm and modern styling. The property benefits from a generously sized through lounge/diner, a well-appointed galley kitchen, and three first-floor rooms including a versatile office or cot room. Externally, there is the advantage of off-road parking to the front and a private, enclosed rear garden.

STEP INSIDE

Upon entering the property, access is gained into the impressive lounge/diner measuring 25' 11" x 10' 11" (7.9m x 3.33m). This spacious through room immediately showcases the property's character, featuring stripped wooden flooring running throughout and two original exposed brick fireplaces that create striking focal points at both ends of the room. Ample natural light flows through the space, making it ideal for both everyday living and entertaining.

To the rear of the property is the galley kitchen, measuring 13' 5" x 6' 5" (4.09m x 1.96m). The kitchen is fitted in a classic shaker style with a range of cabinetry complemented by a tiled floor for practicality. There is a gas hob and electric oven, offering functionality for modern cooking, and the layout maximises workspace and storage within its footprint. A door leads directly out to the rear garden.

Stairs rise from the ground floor to the first floor landing, which provides access to all bedrooms and the bathroom.

The principal bedroom (Bedroom One), measuring 12' 4" x 10' 11" (3.76m x 3.33m), is positioned to the front and features an attractive cast iron fireplace, enhancing the room's period appeal.

Bedroom Two, measuring 10' 5" x 7' 4" (3.18m x 2.24m), overlooks the rear garden and benefits from a useful built-in wardrobe, making efficient use of space for storage.

The third room, currently arranged as an office/cot room, measures 6' 5" x 5' 6" (1.96m x 1.68m). This versatile space could be used as a nursery, home office, or dressing room depending on requirements.

The family bathroom is fitted with a contemporary three-piece suite, finished in a clean and stylish design. It includes a bath with shower over, low-level WC, and wash basin, offering a modern and functional space.

STEP OUTSIDE

To the front of the property, there is the benefit of off-road parking.

The rear garden is enclosed, providing privacy and security. It is mainly laid to lawn with a patio area, ideal for outdoor dining and relaxation.

THE LOCATION

Beaconsfield Avenue is located within a popular residential area on the west side of Colchester, offering excellent access to a range of local amenities including shops, schools, and transport links. Colchester city centre is within easy reach, providing a wide selection of retail, dining, and leisure facilities.

The property is conveniently positioned for access to Colchester North Station, offering direct rail services to London Liverpool Street. Road links are also strong, with straightforward access to the A12, making the location ideal for commuters.



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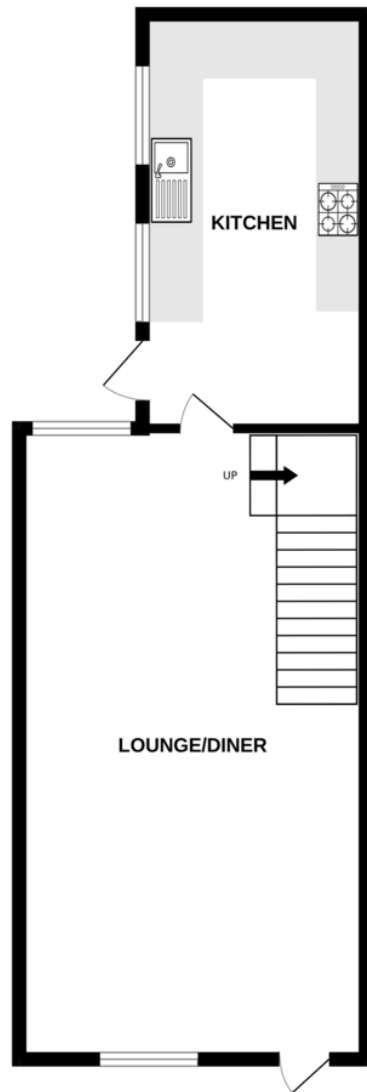
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FLOORPLAN

GROUND FLOOR



1ST FLOOR



DIRECTIONS

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