



**3 bedroom
Semi-Detached
House located
in Colchester.**

Guide Price
£325,000-£350,000

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JOHN ALEXANDER
ESTATE AGENTS

Old Heath Road Colchester CO1 2EX

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £325,000 - £350,000

We are pleased to offer this recently refurbished and stylish three bedroom semi detached house close to Colchester City Centre. Purchased in the Summer of 2023, this home has been thoughtfully refurbished throughout. Benefitting From new windows, heating, wiring and a full redecoration throughout with a new kitchen and bathroom installed.

STEP INSIDE

The inviting entrance hallway has panel effect walls with access to a cloakroom, storage cupboard and the ground floor reception spaces. The spacious living room offers a bay window to the front aspect and panelled walls. To the rear is an open plan kitchen diner with double doors to the garden and fitted wall and base units with an island, butler sink, induction hob, electric oven and spaces for American style fridge freezer and washing machine. Upstairs there are three bedrooms and a modern family bathroom

STEP OUTSIDE

There is side access to the rear garden via a gate. The lower level accommodates a large shed and steps lead to a large South West facing garden, mainly laid to lawn

LOCATION

Old Heath Road is a popular road, close to the city centre, local shops, Colchester Town

Station, the recreation ground and other local amenities. There is a bus route on the road and the A12 provides access to further afield.



3



1



2



B



EPC

D

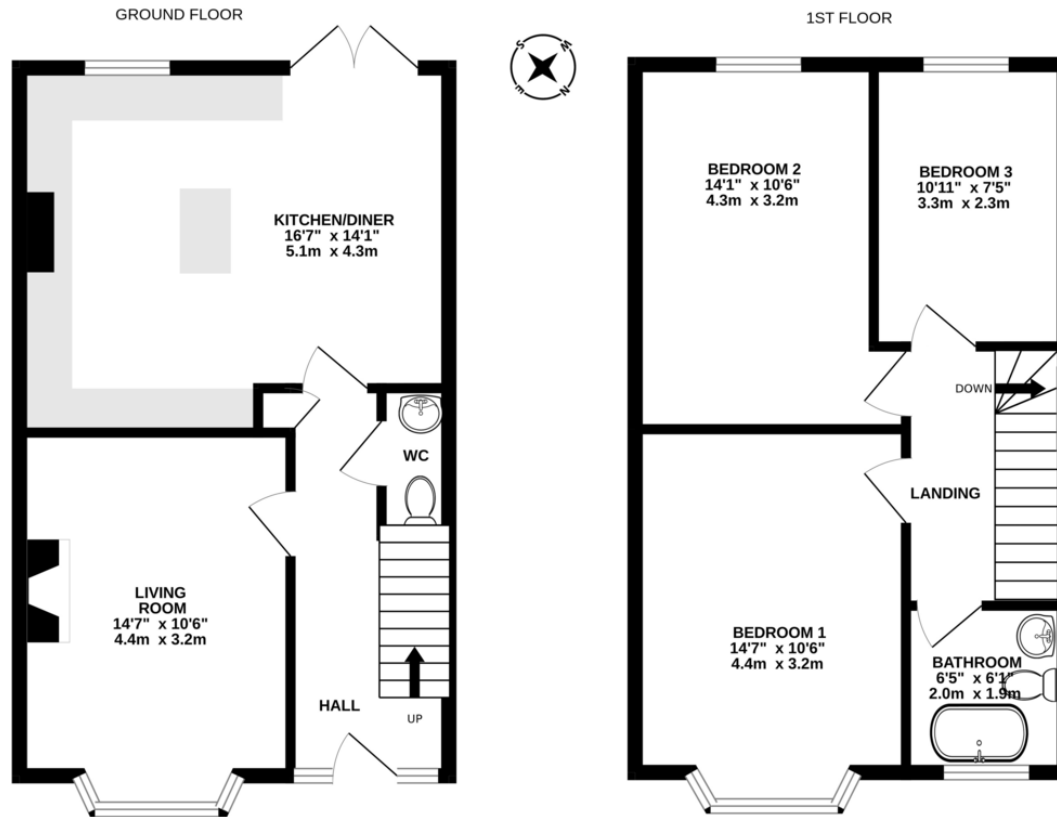


936

sq



FLOORPLAN



TOTAL FLOOR AREA: 936sq.ft. (87.0 sq.m.) approx.

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

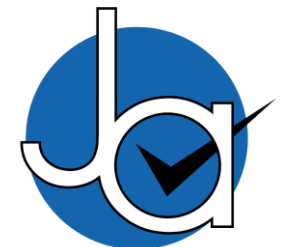
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