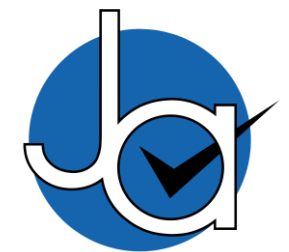




3 bedroom End Terraced House located in Colchester.

Guide Price
£300,000 - £325,000

Find us on..



JOHN ALEXANDER
ESTATE AGENTS

Peto Avenue Colchester CO4 5WJ

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £300,000 TO £325,000

An excellent opportunity to acquire this well maintained three-bedroom end of terrace home, positioned within a popular residential area to the north of Colchester.

Offering well-proportioned accommodation throughout, the property benefits from a spacious sitting room, separate dining room, ground floor cloakroom, garage, off road parking and an enclosed rear garden.

Conveniently located for local amenities, schools, leisure facilities and access to Colchester's city centre and mainline railway stations, this home is ideally suited to first-time buyers, growing families and investors alike.

STEP INSIDE

An entrance door opens into the welcoming entrance hall, providing access to the principal ground floor accommodation and staircase rising to the first floor. Conveniently positioned off the hall is a cloakroom, fitted with a low level WC and wash hand basin.

The sitting room measures 13'7" x 12'2" and is a bright and comfortable reception room, offering ample space for lounge furniture and creating an ideal setting for both everyday living and entertaining.

Proceeding through to the rear of the property, the dining room measures 10'11" x 7'5" and provides an excellent space for family dining, with views over the rear garden and easy access to the adjoining kitchen.

The kitchen measures 10'10" x 7'8" and is fitted with a range of units providing storage and work surface space, with room for appliances and a door leading to the rear garden.

The first floor landing gives access to all three bedrooms, the family bathroom and an airing cupboard.

Bedroom One is a generous principal bedroom measuring 13'7" x 8'9" reducing to 8', offering ample space for bedroom furniture.

Bedroom Two measures 9'2" x 8'9", making an ideal double bedroom with views to the rear.

Bedroom Three measures 7'3" x 6'9" increasing to 7'9" and would serve equally well as a child's bedroom, nursery, dressing room or home office.

Completing the accommodation is the family bathroom, fitted with a suite comprising bath, wash hand basin and WC.

STEP OUTSIDE

Outside, the property benefits from off road parking to the side, leading to the attached single garage, which is equipped with an up and over door. The enclosed rear garden commences with a patio seating area, ideal for outdoor dining and entertaining, with side access leading to the garage and parking area. Steps then lead down to a lawned garden enclosed by fence panelling, providing a pleasant and secure outdoor space.



3



1



1



C



EPC

C





THE LOCATION

Peto Avenue is situated to the north of Colchester, providing convenient access to a range of local shops, supermarkets, schooling and leisure facilities. The property is well placed for Colchester General Hospital, Northern Gateway Leisure Park and the A12, whilst Colchester North Station offers mainline rail services to London Liverpool Street. Colchester city centre, with its wide range of shopping, restaurants and historic attractions, is also within easy reach.

AGENTS NOTES

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

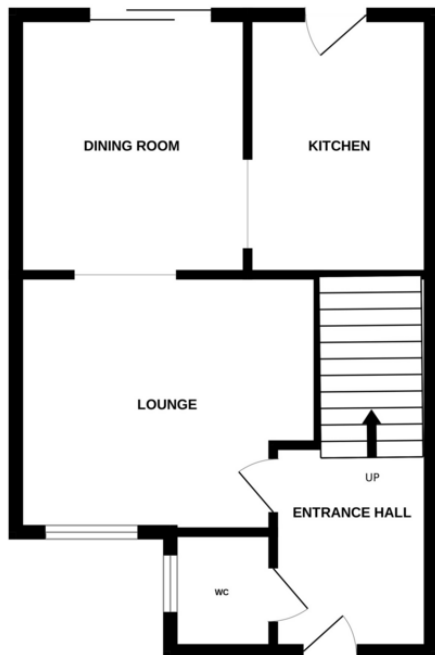
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



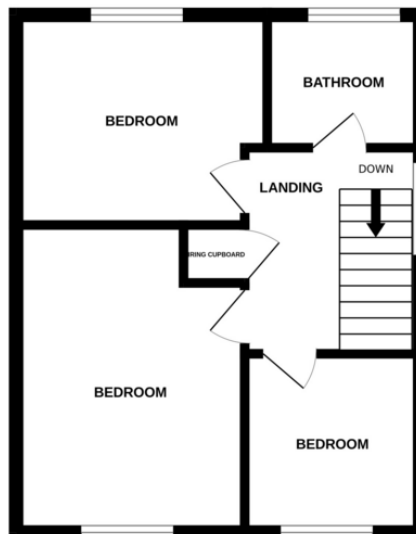


FLOORPLAN

GROUND FLOOR



1ST FLOOR



36A PETO AVENUE CO4

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.
Made with Metropix ©2026

DIRECTIONS

CONTACT

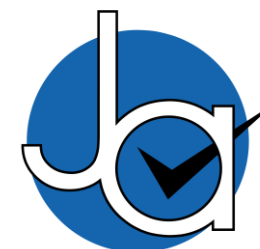
**1 Church Road
Tiptree
Colchester
Essex
CO5 0LG**

E info@john-alexander.co.uk

T 01621 814334

www.john-alexander.co.uk

Find us on..



JOHN ALEXANDER
ESTATE AGENTS