

3 bedroom Semi-Detached House located in Colchester.

Guide Price
£350,000 - £375,000

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JOHN ALEXANDER
ESTATE AGENTS

Hills Crescent
Colchester
CO3 4NU

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FULL DESCRIPTION

OVERVIEW

*** GUIDE PRICE OF £350,000 - £375,000 ***

Situated within the highly desirable Prettygate area of west Colchester, this recently refurbished three-bedroom semi-detached home offers well-presented accommodation throughout, making it an ideal purchase for families, first-time buyers and those looking for a property ready to move straight into.

The ground floor comprises a welcoming entrance hallway, a well-proportioned lounge, a separate dining room, a newly fitted kitchen and a modern, recently fitted family bathroom. The separate reception rooms provide versatile living accommodation, ideal for both everyday family life and entertaining.

To the first floor are three bedrooms, including a generous principal bedroom and two further bedrooms, with built-in cupboard storage. The property also benefits from a spacious, partially boarded loft, gas central heating via a combination boiler and replacement windows installed approximately six years ago.

OUTSIDE

Externally, the property enjoys a well-maintained rear garden, providing an attractive space for relaxing, entertaining and family enjoyment.

To the front, a paved driveway provides off-road parking for two vehicles, whilst side access leads to a generously sized garage, currently utilised as a workshop and storage area, offering excellent versatility.

THE LOCATION

Hills Crescent is situated within a quiet and established residential area of Prettygate, one of west Colchester's sought-after locations, offering convenient access to a wealth of local amenities.

Nearby schooling includes Prettygate Infant and Junior Schools, Home Farm Primary School, Philip Morant School and College and St Benedict's Catholic College. Colchester's renowned grammar schools are also within easy reach.

The property is conveniently positioned close to Prettygate's local shopping parade, which offers a Co-op supermarket, convenience stores, a pharmacy, takeaway facilities, a library and a local public house. Dental services and recreational green spaces are also nearby.

Local bus services provide convenient access to Colchester city centre, where an extensive range of shopping, dining and leisure facilities can be found.

An internal viewing is highly recommended to fully appreciate the accommodation, recent improvements and desirable residential location on offer.







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.

MEASUREMEMENTS

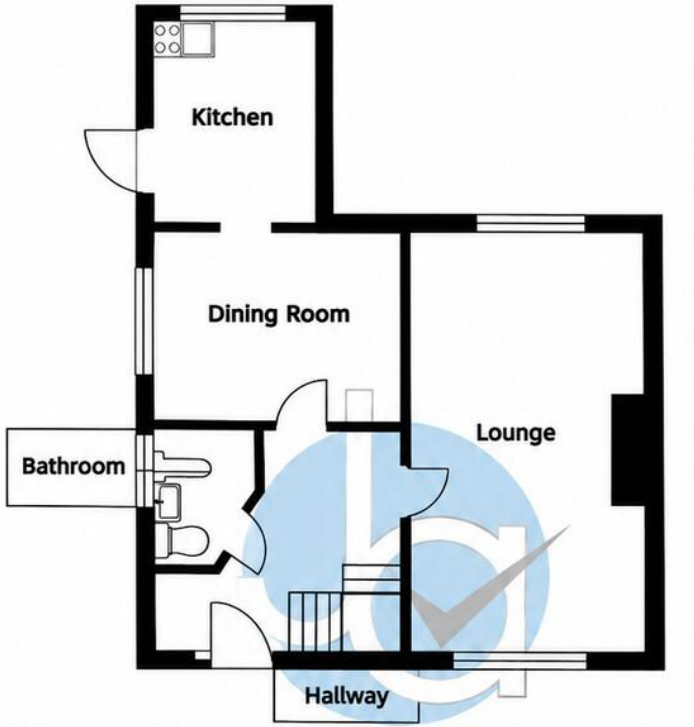
Ground Floor

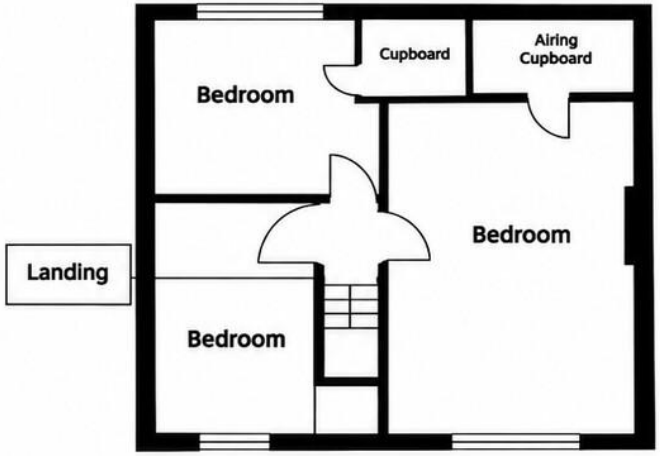
Kitchen – 2.42m x 2.42m (7'11" x 7'11")
Lounge – 3.15m x 5.30m (10'4" x 17'5")
Dining Room – 3.08m x 2.27m
Bathroom

First Floor

Bedroom One – 3.19m x 5.32m
Bedroom Two – 3.12m x 2.29m
Bedroom Three – 2.18m x 2.96m

FLOORPLAN





DIRECTIONS

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