



## 2 bedroom Maisonette located in Colchester.

Guide Price  
£180,000 - £200,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Hazelton Road Colchester CO4 3DX

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £180,000 TO £200,000\*\*\*

John Alexander is proud to offer a well-presented two-bedroom first-floor apartment situated in a popular residential area to the north of Colchester. Offering spacious and light-filled accommodation throughout, the property features a generous lounge/diner, modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Ideally located within easy reach of local amenities, Colchester General Hospital, the A12, and mainline railway stations, this property is perfect for first-time buyers, investors, or those seeking low-maintenance living.

### STEP INSIDE

Upon entering the property, you are welcomed into a bright entrance lobby featuring a double-glazed side window and useful built-in storage cupboards. From here, a door leads into a ground floor room ideal for use as a utility, additional storage space or study.

Stairs from the entrance lobby rise to the main living area, where you are greeted by a spacious sitting room measuring 16'4" by 12'10". This inviting space features a large front-facing double-glazed window. An alcove recess adds character and versatility to the room.

The adjoining kitchen offers a contemporary feel with high-gloss fronted units, an inset one-and-a-half bowl sink with mixer tap, extensive work surfaces, and ample storage via base and eye-level cupboards.. There is space and plumbing for both a washing machine and a tumble dryer.

From the kitchen, an inner hallway provides access to additional storage cupboards, loft access, and leads to the bedrooms and bathroom.

The principal bedroom is generously proportioned at 13'7" by 11'1", featuring a front-facing double-glazed window. The second bedroom overlooks the rear garden and a rear-facing double-glazed window.

The family bathroom is well-appointed with a four-piece suite, including a panel-enclosed bath, separate shower cubicle, pedestal wash basin, and low-level WC. Two double-glazed windows provide natural light, and a vertical radiator adds a modern touch.

### STEP OUTSIDE

Externally, the property boasts a private rear garden, mainly laid to lawn with raised rockery flower beds and steps leading to an additional garden area-offering an excellent space for relaxing or entertaining.



2



1



2



A



EPC

D





## THE LOCATION

Ideally positioned to the north of Colchester, Hazelton Road enjoys a convenient and well-connected location. The property is within easy reach of a range of local amenities, including supermarkets, shops, and highly regarded schools. Colchester General Hospital and the University of Essex are both nearby, making the area popular with professionals and students alike.

Excellent transport links are available, with swift access to the A12 and nearby Colchester North mainline railway station offering regular services to London Liverpool Street. The location also benefits from nearby green spaces and leisure facilities, providing a balanced lifestyle of convenience and comfort.



## FLOORPLAN

## DIRECTIONS

### CONTACT

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