



2 bedroom Semi-Detached House located in Colchester.

Guide Price
£300,000 - £335,000

Find us on..



JOHN ALEXANDER
ESTATE AGENTS

Salamanca Way Colchester CO2 9GB

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £300,000 - £335,000

Positioned in a popular neighbourhood, this well-kept three-bedroom semi-detached home offers plenty of space and flexibility, appealing to families and first-time buyers alike. Highlights include a spacious lounge, modern kitchen/diner, downstairs cloakroom, three good-sized bedrooms, and a modern family bathroom. Outside, there's a private low-maintenance rear garden, as well as a garage and driveway for parking.

STEP INSIDE

Entering the property, a welcoming hallway provides access to the principal ground floor rooms and staircase to the first floor.

The lounge (10'4" x 20'1") is a bright and spacious dual-purpose reception room, offering ample space for both relaxing and dining areas. The generous proportions and natural light create a comfortable setting for everyday living and entertaining.

To the rear, the kitchen/diner (13'8" x 10'1") is fitted with contemporary white wall and base units complemented by contrasting wood-effect worktops. There is a sink with drainer and mixer tap, an electric oven with gas hob, and space for further appliances. The layout provides room for a dining table, making it an ideal social hub. A convenient ground floor WC (3'2" x 6'10") comprises a low-level WC and wash hand basin.

On the first floor the landing features a useful storage cupboard and provides access to all rooms within the property. There are three well-proportioned bedrooms, including Bedroom One (9'8" x 8'5"), a comfortable

double room with the added benefit of a fitted wardrobe. Bedroom Two (9'10" x 8'10") is another well-sized double, while Bedroom Three (9'2" x 8'3") offers a good-sized and versatile space, ideal as a child's bedroom, guest room, or home office.

The family bathroom (6'7" x 6'5") is fitted with a modern white three-piece suite comprising a low-level WC, wash hand basin, and a panelled bath with a shower over.

STEP OUTSIDE

To the front of the property, there is a garage and driveway, providing off-road parking.

The rear garden is fully enclosed and designed for low maintenance, predominantly laid to decking and stone, offering a private space perfect for relaxing or entertaining.

THE LOCATION

Salamanca Way is positioned within a well-regarded residential area to the south of Colchester, offering convenient access to a range of local amenities including shops, schools, and recreational facilities. Colchester's historic city centre is easily accessible, providing an array of restaurants, retail outlets and leisure options. For commuters, the property offers good road links to the A12, while nearby railway stations provide direct services to London Liverpool Street.

AGENTS NOTE

Fixtures and fittings shown or referred to in this property are for guidance only. Any items to be included in the sale are subject to agreement between the buyer and seller and will be confirmed as part of the legal conveyancing process.



2



2



1



D



EPC

C



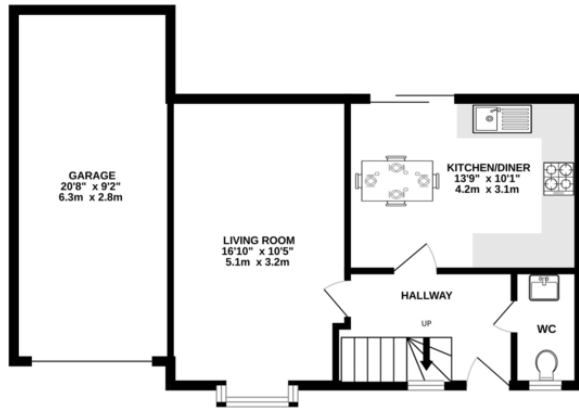
993

sq



FLOORPLAN

GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 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.
Made with Metropix ©2026

DIRECTIONS

CONTACT

99 London Road
Stanway
Colchester
Essex
CO3 0NY

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

Find us on..



JOHN ALEXANDER
ESTATE AGENTS