



## 3 bedroom Mid Terraced House located in Colchester.

Guide Price  
£325,000-£350,000

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS

# Rouse Way Colchester CO1 2TT

## FULL DESCRIPTION

### OVERVIEW

\*\*\*NO ONWARD CHAIN\*\*\*

John Alexander is proud to present a well presented three bedroom, two bathroom mid-terraced house located in the desirable waterside development of Rouse Way, just moments from Colchester's vibrant City centre and within easy reach of Hythe Station. . The property benefits from a garage(Leasehold) and a private rear garden. Don't miss out and book your viewing today.

### THE HOME

We are pleased to present this well-maintained and modern three-bedroom mid-terraced home, offering spacious living across two floors and located in a popular residential area. The property boasts a welcoming entrance hall with stairs to the first floor and a convenient cloakroom. To the front of the home is a bright dining room, while the generous lounge features a gas living flame fire, making it a perfect space for relaxation and entertaining. Furthermore, the contemporary kitchen/diner is well-equipped with a range of integrated appliances including oven, hob, an extractor fan and more.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite shower room, while bedroom three also includes built-in sliding wardrobes. A stylish family bathroom completes the upstairs.

Outside, the home enjoys a split-level rear garden with a patio area, tap, and lighting, stepping down to a lower garden with a vegetable plot, pathway, shed, and rear access to a garage(Leasehold), making it ideal for families. Viewings are highly

advised to fully appreciate the space and comfort this lovely home has to offer.

### ENTRANCE HALL

Stairs to first floor, radiator.

### CLOAKROOM

Low level WC, wash basin, radiator, extractor fan.

### DINING ROOM

**10' 4" x 10' 7" (3.15m x 3.23m)**

Double glazed window to front, radiator.

### LOUNGE

**18' 4" x 13' 8" (5.59m x 4.17m)**

Double glazed window to side, sliding patio doors to rear, 2x radiators, spotlights, gas living flame fire.

### KITCHEN/DINER

**13' 2" x 12' 0" (4.01m x 3.66m)**

Stainless steel one and a half bowl single drainer sink unit, cupboards under, matching base and eye level work surfaces, washing machine dishwasher and fridge and freezer to remain, integrated oven hob and extractor fan, radiator, double glazed window to side and rear.

### LANDING

Cupboard housing gas boiler, access to loft, double glazed window to rear, radiator.

### BEDROOM ONE

**12' 6" x 10' 0" (3.81m x 3.05m)**

Double glazed windows to front, radiator, double wardrobe.

### ENSUITE

Shower, wash basin, low level WC, heated towel rail, extractor fan, obscure double glazed



3



2



2



D



EPC

C





window to rear.

### **BEDROOM TWO**

**11' 0" x 9' 2" (3.35m x 2.79m)**

Double glazed window to front, radiator.

### **BEDROOM THREE**

**11' 3" x 7' (3.43m x 2.13m)**

Double glazed window to rear, radiator, fitted sliding wardrobes.

### **BATHROOM**

Pannelled Bath, shower above, wash basin, low level WC, heated towel rail, spotlights, obscure double glazed window to front.

### **SPLIT LEVEL GARDEN**

Patio, tap and light.

### **LOWER GARDEN AREA**

Pathway, vegetable plot area, shed, rear access to leasehold garage.

### **LOCATION**

Rouse Way is ideally situated in a well-connected and sought-after area of Colchester, offering convenient access to the town centre and its wide range of shops, restaurants, and amenities. The location is popular with commuters and families alike, thanks to its proximity to local transport links and schools, making it a great choice for modern living.





Rouse Way, Colchester, CO1 2TT



# FLOORPLAN

## Rouse Way

Approximate Gross Internal Area = 109 sq m / 1173 sq ft

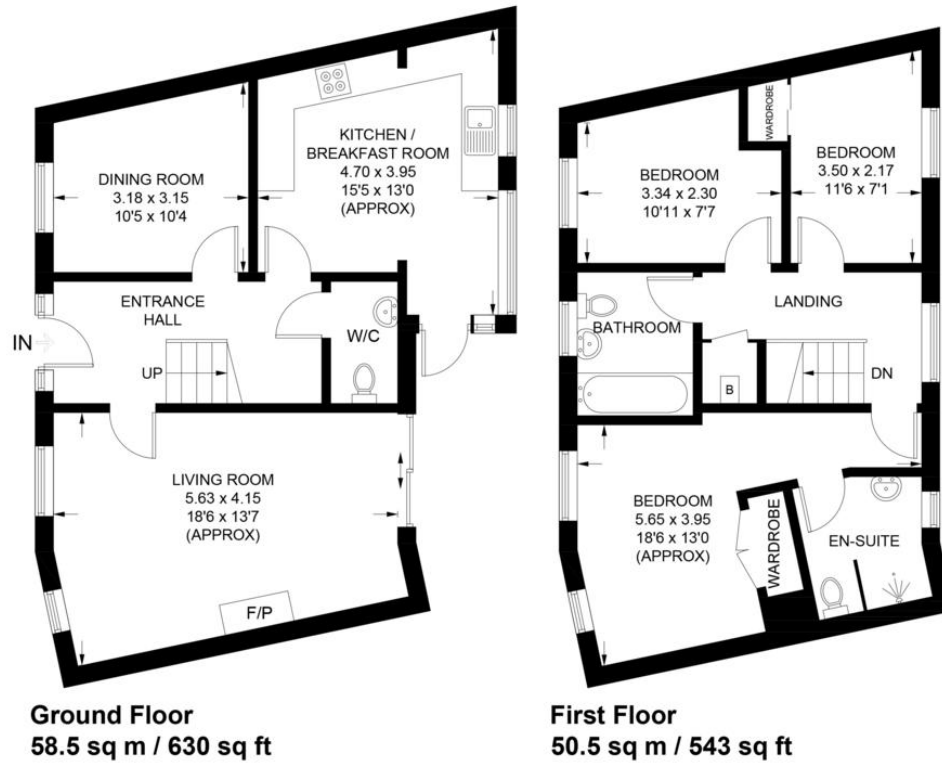


Illustration for identification purposes only,  
measurements are approximate, not to scale.

### DIRECTIONS

### CONTACT

99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS