



3 bedroom Mid Terraced House located in Colchester.

Guide Price
£260,000 - £280,000

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JOHN ALEXANDER
ESTATE AGENTS

Bell Close Colchester CO2 8EP

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £260,000 TO £280,000

A charming three- bedroom mid- terraced home located in the ever- popular Old Heath area, just moments from Colchester City Centre and within a short, scenic drive of the picturesque villages of Fingringhoe and Rowhedge. Offering generous accommodation across two floors, a south- facing garden, and the added benefit of parking and a garage, this property provides an excellent opportunity for a variety of buyers.

STEP INSIDE

Entering through the entrance hall, you will find a useful cloakroom immediately on the right. The hall leads into a spacious lounge, measuring 16'0" x 15'3" (4.9m x 4.7m), a comfortable reception room with space for both living and family use. Stairs rise to the first floor from this area.

From the lounge, the home flows into a well- proportioned kitchen/dining room, measuring 15'3" x 11'1" (4.7m x 3.4m). Double doors open into a bright conservatory, measuring 14'3" x 9'5" (4.3m x 2.9m), providing an additional versatile living space that looks out onto the rear garden.

Upstairs, the landing leads to three well- sized bedrooms. The main bedroom, at the front of the home, measures 15'11" x 9'3" (4.8m x 2.8m) and comfortably accommodates a double bed with ample space for furniture.

Bedroom two, positioned at the rear, measures 11'2" x 9'3" (3.4m x 2.8m), while bedroom three, measuring 11'1" x 7'4" (3.4m x 2.2m), works well as a single bedroom, nursery, or home office. All three are served by the family bathroom, sized 8'1" x 6'0" (2.5m x 1.8m).

STEP OUTSIDE

To the rear, the property offers a south- facing garden, ideal for those who enjoy plenty of natural light. The garden features a patio area perfect for outdoor seating or dining, with the remainder laid to lawn. A side gate provides convenient access. The property also includes parking and a garage, enhancing everyday practicality.

THE LOCATION

Bell Close is a quiet cul- de- sac in Colchester's Old Heath and The Hythe area, close to local shops, eateries, GP services, and leisure amenities. Nearby schools include Old Heath Community Primary School just 330 yards away and The Thomas Lord Audley School around 1.1 miles away, with additional schools also within easy reach in the wider Colchester area. Rowhedge is approximately 1.79 miles away (about a 4- minute drive), while Fingringhoe sits around 2.85 miles away (roughly 6 minutes by car).



3



1



2



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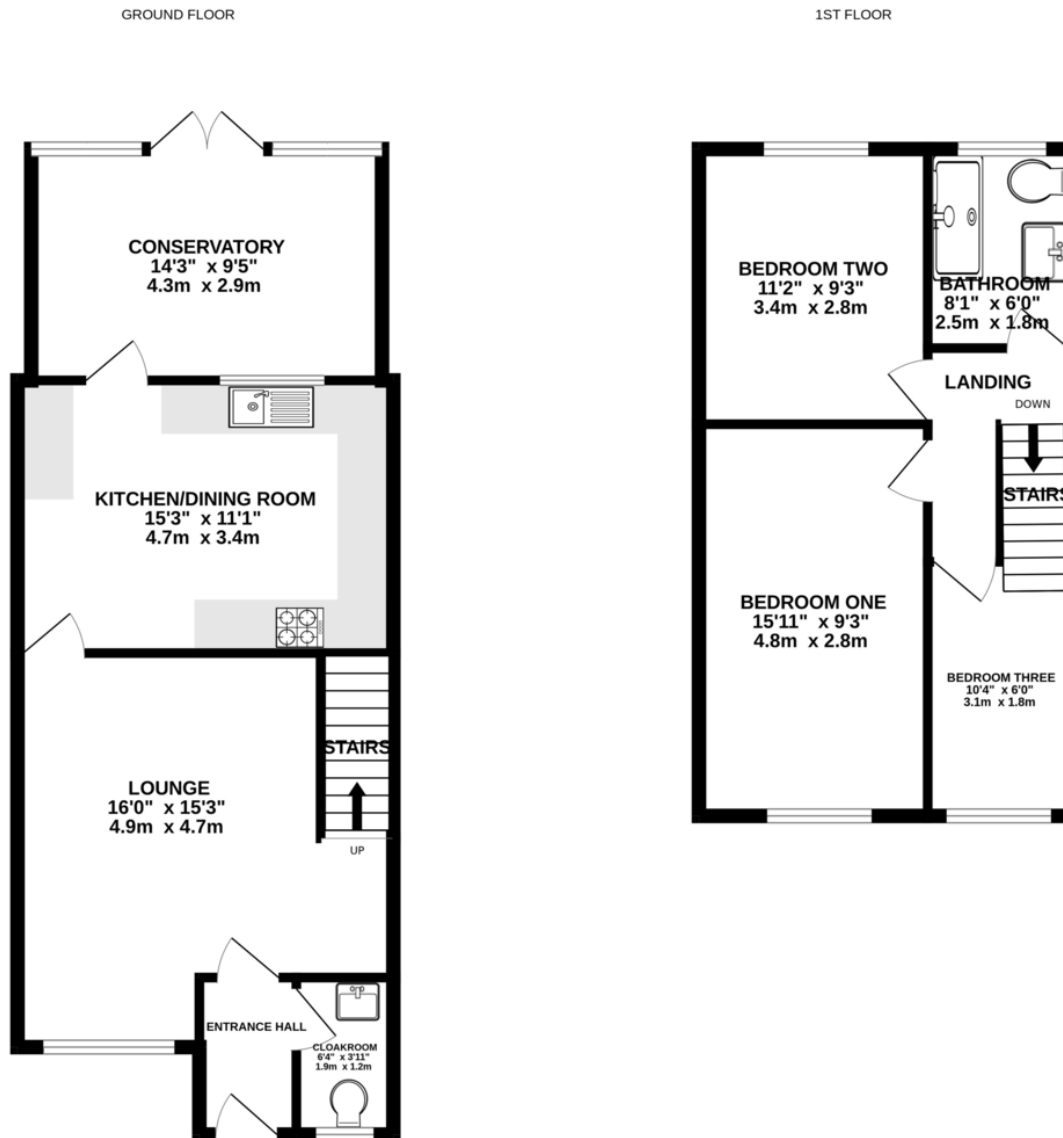
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FLOORPLAN



DIRECTIONS

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