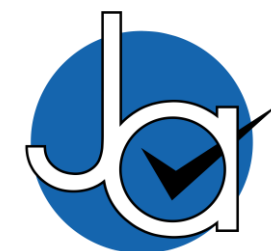




2 bedroom Semi-Detached House located in Colchester.

Guide Price
£280,000 - £300,000

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JOHN ALEXANDER
ESTATE AGENTS

James Ward Road Colchester CO2 9RT

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £280,000 TO £300,000

Beautifully presented throughout, this stylish two-bedroom semi-detached home offers contemporary accommodation perfectly suited to modern living. Benefitting from a spacious lounge/dining room, a modern shaker-style kitchen with integrated appliances, herringbone-effect flooring throughout the ground floor and built-in wardrobes to the principal bedroom, the property is ready to move straight into. Outside, a low-maintenance rear garden with patio and astro turf, whilst an allocated driveway to the rear offers convenient off-road parking.

STEP INSIDE

Upon entering the property, a welcoming entrance hall provides access to the ground floor accommodation and cloakroom. The attractive herringbone-effect flooring immediately sets the tone for the home, flowing seamlessly throughout the downstairs living spaces.

Positioned to the front of the property is the modern shaker-style kitchen, measuring 11'4" x 9'5" (3.46m x 2.87m). Beautifully appointed, the kitchen offers a range of fitted wall and base units with integrated appliances and ample work surface space, creating a practical yet stylish environment for everyday cooking and entertaining.

Continuing through the property, the spacious lounge/dining room measures 14'3" x 12'10" (4.35m x 3.91m) and forms the heart of the home. Filled with natural light from French doors overlooking the garden, this excellent reception space comfortably accommodates both seating and dining areas, making it

ideal for relaxing or hosting guests. The French doors provide a seamless connection to the outdoor space during the warmer months.

Completing the ground floor is a convenient cloakroom comprising a low-level WC and hand basin.

Ascending to the first floor, the landing gives access to both bedrooms, the family bathroom and useful built-in storage cupboards.

Bedroom One is a generous double room measuring 12'5" x 9'5" (3.79m x 2.88m) and benefits from built-in wardrobes, providing excellent storage whilst maximising floor space. Bedroom Two measures 7'7" x 12'10" (2.31m x 3.91m) and offers versatility as a guest bedroom, children's room or home office.

The family bathroom is fitted with a modern suite comprising a panel-enclosed bath with shower over, low-level WC and wash hand basin.

STEP OUTSIDE

Externally, the rear garden has been thoughtfully designed for ease of maintenance, featuring an attractive patio seating area leading onto astro turf, all enclosed by fence panelling which provides a good degree of privacy. To the rear of the property is an allocated driveway providing off-road parking.



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THE LOCATION

James Ward Road enjoys a convenient position to the south of Colchester, providing excellent access to the city centre, Essex University and the A12 for commuting. The property is well placed for a range of local amenities, schooling and open green spaces, whilst the neighbouring villages of Rowhedge, Fingringhoe and Abberton are all within easy reach. Colchester's historic city centre, train stations and retail parks are also readily accessible, making this an ideal location for families, professionals and commuters alike.

AGENTS NOTE

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.





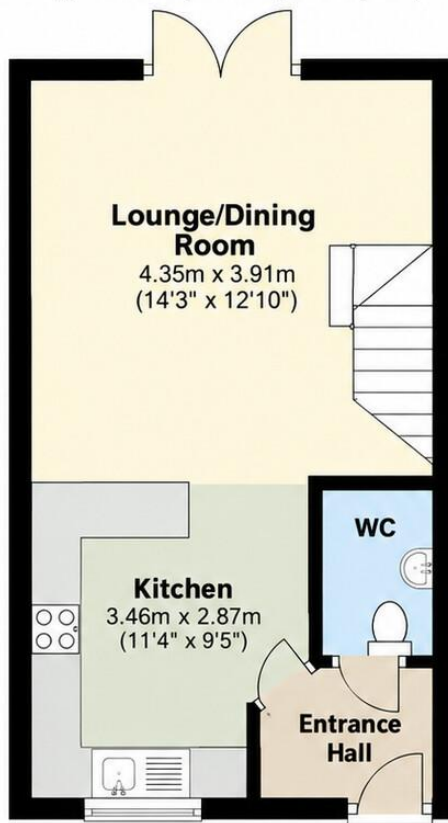
FLOORPLAN



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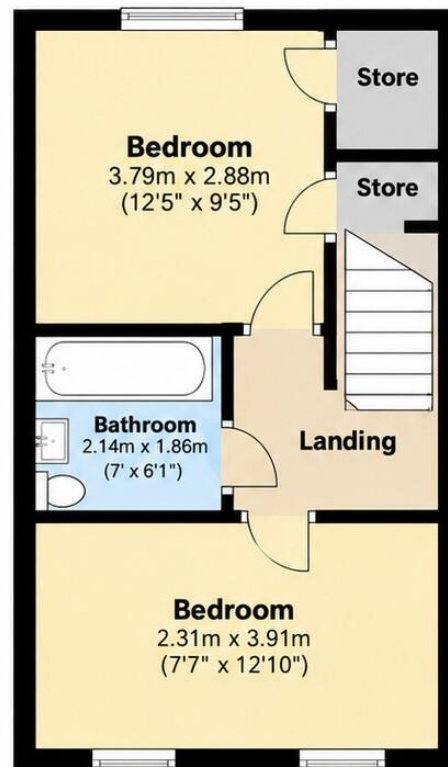
Ground Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



Total area: approx. 61.8 sq. metres (665.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobes/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced for John Alexander Estate Agents.

Plan produced using PlanUp.

James Ward Road, Colchester

DIRECTIONS

CONTACT

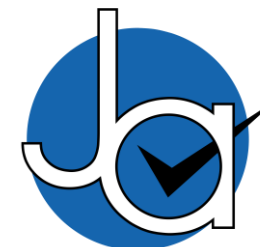
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