



**3 bedroom
Detached
Bungalow
located in
Colchester.**

Guide Price
£325,000 - £350,000

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JOHN ALEXANDER
ESTATE AGENTS

Kingswood Road Colchester CO4 5JX



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947 sq ft

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £325,000 TO £350,000

NO ONWARD CHAIN

Three bedroom detached bungalow on a corner plot of a quiet cul-de-sac. Situated in North Colchester near to hospital and train station

STEP INSIDE

Step inside this attractive double bay fronted detached bungalow to an inviting entrance hall way. To your right is a versatile room that can work as a bedroom or reception space and benefits from built in wardrobes. The other bay fronted room benefits an en-suite shower room. The final bedroom is the rear and there is a family bathroom with bath. The living room is dual aspect with double doors leading to the side portion of the garden and benefits from air conditioning. Finally the kitchen completes the internal composition with a door to the rear garden. Offering a total of approximately 947 square feet of accommodation (excluding the garage)

STEP OUTSIDE

The property sits on a corner plot as you go round the bend in this quiet cul-de-sac. The driveway offers parking for multiple cars and a garage with double doors to the front. There is also a gate to the rear garden. The rear garden has two sections to it including a Southwest facing patio set privately behind some trees and a larger lawned section to the side.

All the other properties surrounding this home are also bungalows ensuring privacy. Altogether the plot measures approximately 0.12 acres (STS) so is of a good size.

LOCATION

Set on a quiet cul-de-sac just off Turner Road, the property is a very short distance from Colchester General Hospital and associated services. Colchester's mainline station offers trains directly to London and is less than 1 mile from the property. A bus stop at the top of the road offers services to the city centre. There are 5 "good" rated primary schools and 2 "Good"/"Outstanding" within 1 mile. Turner Rise retail park is also only a mile away and offers a supermarket, large retail units and a variety of coffee shops and eateries.

AGENTS NOTE

No onward chain, probate granted.

Exact contents/ fixtures and fittings to be agreed during sale process.

EPC "C" rated.

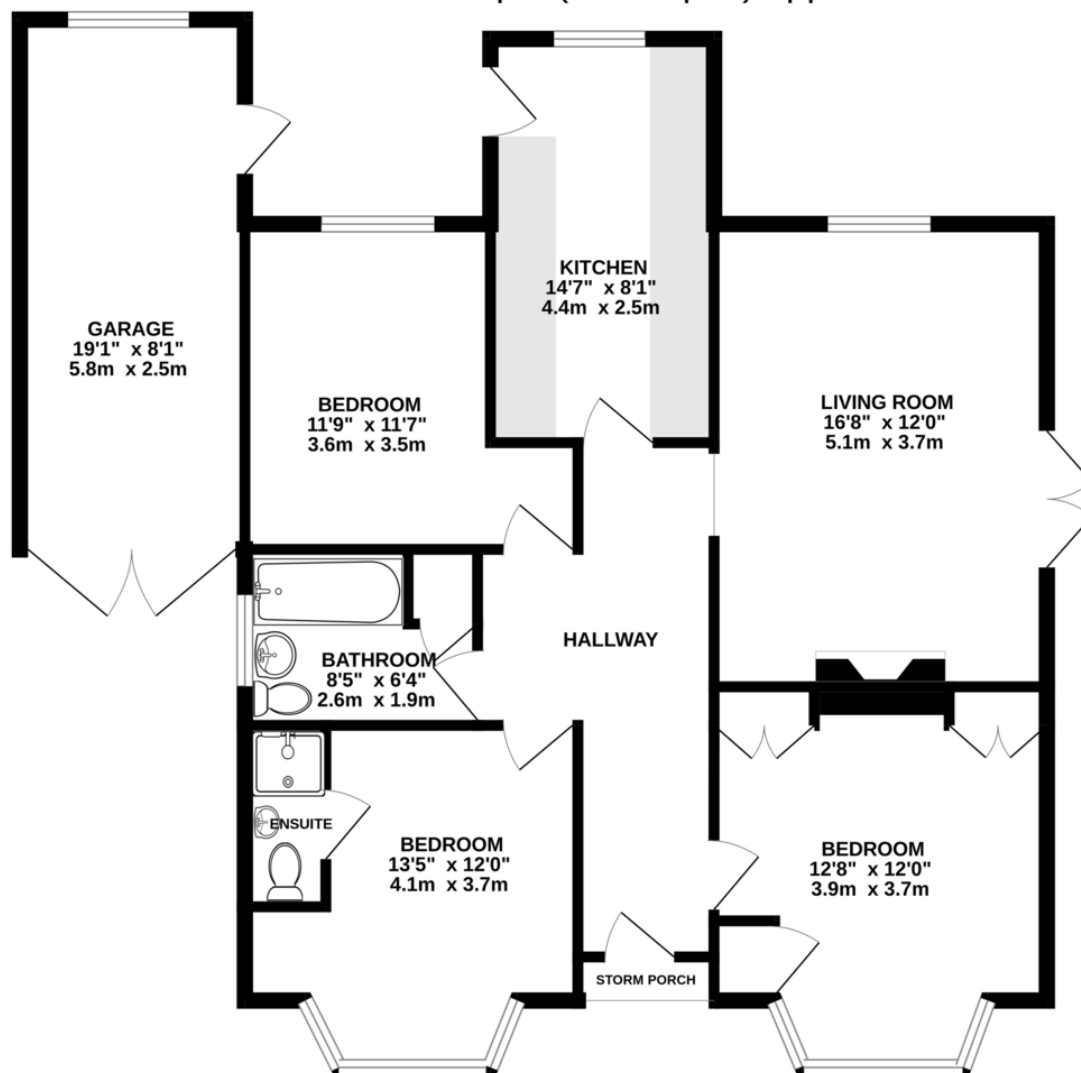
Council Tax band D

We understand that superfast broadband, BT, Sky and Virgin are all available at the property - please check with respective providers for more details.



FLOORPLAN

GROUND FLOOR 1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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.
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CONTACT

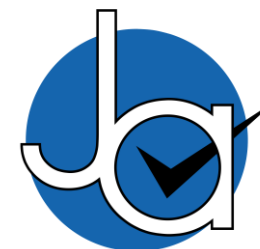
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