



## 3 bedroom Semi-Detached House located in Colchester.

Guide Price  
£250,000 - £275,000

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS

# Spruce Avenue Colchester CO4 3NX

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £250,000 TO £275,000\*\*\*

NO ONWARD CHAIN

Welcome to Spruce Avenue, a charming three-bedroom semi-detached offering a harmonious blend of modern convenience and cosy living. The location is ideal for families, with excellent schools and educational facilities. Commuters benefit from convenient transport links, including regular train services to London and access to the A12 motorway.

### STEP INSIDE

As you enter through the welcoming entrance hall, you'll immediately appreciate the thoughtful layout that maximizes comfort and functionality. The ground floor features a spacious lounge area, bathed in natural light, which provides an ideal space for relaxation and family gatherings. The utility room adds practicality, offering extra storage and laundry facilities.

The kitchen is equipped with modern appliances and ample counter space and opens seamlessly to the dining area, making meal preparation and entertaining a pleasure.

Ascending to the first floor, you'll find three generously sized bedrooms. The tastefully appointed bathroom on this floor features contemporary fixtures.

Entrance Hall  
Lounge  
17' 6" x 10' 10" (5.33m x 3.30m)  
Kitchen  
12'3" x 5'10" (3.73m x 1.78m )  
Utility Room  
10' 10" x 4' 6" (3.30m x 1.37m)

First Floor Landing  
Bedroom one  
12' x 10' 10" (3.66m x 3.30m)  
Bedroom Two  
10' x 6' 10" (3.05m x 2.08m)  
Bedroom Three  
10' x 6' 10" (3.05m x 2.08m)  
Bathroom

### STEP OUTSIDE

The front garden is simple and welcoming, with a grassy area that adds to the home's appeal. It's a great spot for a few plants or decorations.

The rear garden is spacious, featuring a large lawn that's perfect for outdoor activities and relaxation. It's private and ideal for gardening, play, or just enjoying some quiet time outdoors.



3



1



2



B



EPC

D



## THE LOCATION

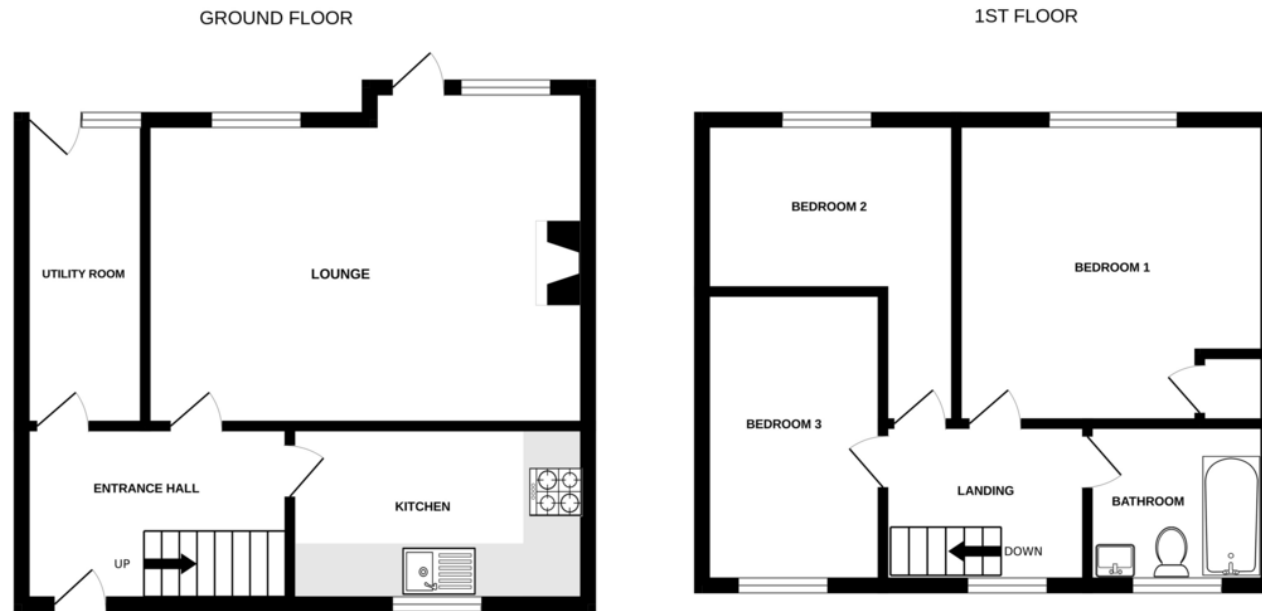
This area offers a balanced lifestyle with easy access to both urban amenities and natural beauty. The city centre is nearby, providing a variety of shops, restaurants, and cultural attractions.

For families, the area is served by well-regarded schools and educational facilities. Commuters will appreciate the proximity to Colchester's main railway station, offering convenient rail services to London and other major cities. The A12 motorway is also within easy reach, facilitating straightforward travel by car.

The neighbourhood itself is peaceful and community-oriented, with plenty of parks and green spaces, making it ideal for outdoor activities.



## FLOORPLAN



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 ©2025

### 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