

## 2 bedroom Maisonette located in Colchester

Guide Price  
£190,000 - £210,000

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**JOHN ALEXANDER**  
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# Romford Close Colchester CO4 0AP

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £190,000 to £210,000\*\*\*

This immaculate two-bedroom ground floor maisonette, set just off Ipswich Road in Colchester, offers stylish living with a spacious lounge, modern kitchen, and two generous bedrooms. A private rear garden and off-road parking add to its appeal. This charming maisonette is a rare find, close amenities and transport links and proximity to the town centre.

### STEP INSIDE

Situated in a desirable location just off Ipswich Road in Colchester, this immaculate two-bedroom ground floor maisonette offers a stylish and comfortable living environment. Upon entering, you're welcomed into a bright and spacious lounge, thoughtfully designed to provide both relaxation and room to entertain. The kitchen is sleek and modern, featuring contemporary fittings, quality appliances, and ample storage to meet everyday needs.

Both bedrooms are generously proportioned, offering peaceful spaces ideal for unwinding at the end of the day. The interiors are finished to a high standard throughout, reflecting careful attention to detail and a commitment to quality.

**Leasehold: 959 years remaining**

**Service Charge / Ground Rent = £0**

### STEP OUTSIDE

To the rear, a beautifully maintained private garden provides a tranquil outdoor haven-perfect for summer evenings, weekend gatherings, or simply enjoying a quiet moment. The property also benefits from off-road parking, adding a layer of convenience that's always appreciated.

### LOCATION

Romford Close is a quiet cul-de-sac in a popular part of Colchester, offering a peaceful setting with great access to the town centre. It's well connected by road and rail, with Colchester Town and Hythe stations nearby and the A12 just minutes away. The area has a good mix of local shops, supermarkets, schools, and parks, making it ideal for families and professionals.



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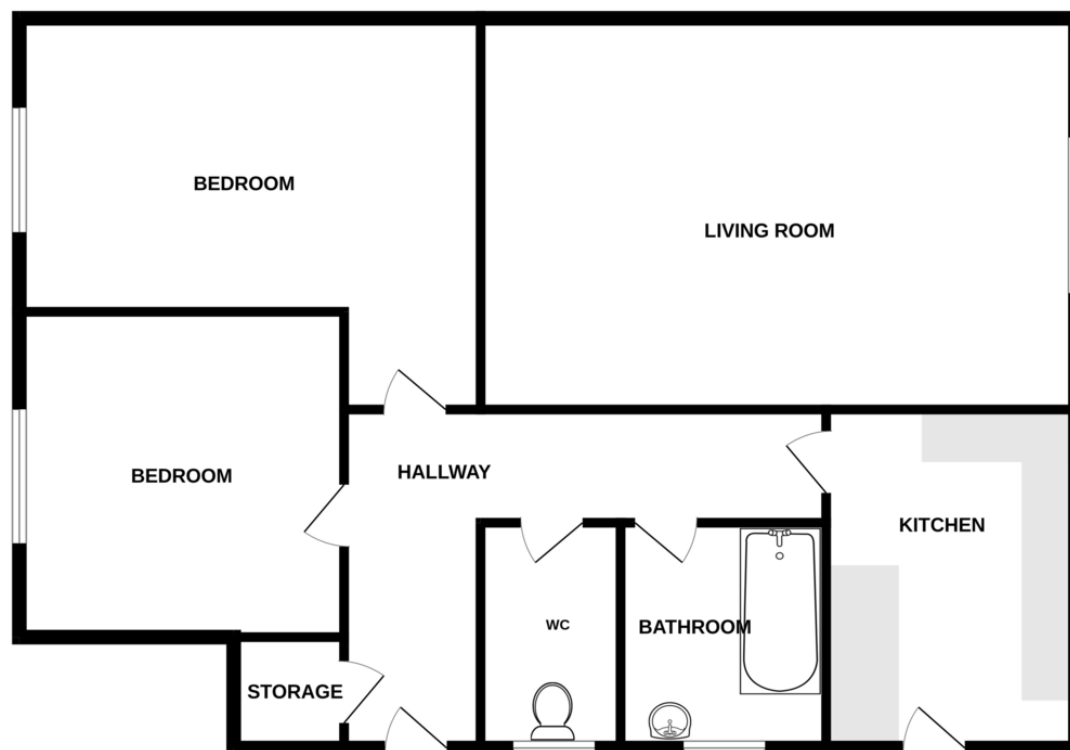
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## FLOORPLAN

### GROUND FLOOR



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

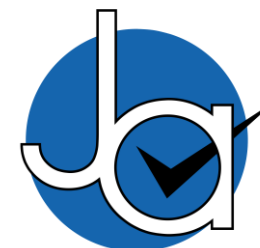
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