



## Magazine Farm Way, Colchester

Guide Price £400,000



- Beautifully presented 3-bedroom semi-detached home
- Desirable Magazine Farm Way, Prettygate
- Bright, modern interiors throughout
- Spacious living room perfect for family life
- Contemporary kitchen/dining area
- Private rear garden ideal for entertaining
- Off-street parking for multiple vehicles
- Well-proportioned bedrooms with ample storage
- Close to excellent schools and green open spaces
- Easy access to A12, Colchester Town & local shops



**GUIDE PRICE - £400,000 - £425,000**

**VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300 CASH BACK, ON COMPLETION OF YOUR PURCHASE!!**

**Beautiful 3-bed semi in sought-after Magazine Farm. Light, stylish spaces, a great garden and off-street parking. A feel-good home offering comfort, convenience and everyday lifestyle wins.**

Perfectly positioned on the always-popular Magazine Farm Way, this beautifully presented three-bedroom semi-detached home blends modern comfort with a dash of everyday luxury. From the bright, spacious lounge to the sleek kitchen/diner, every room feels like it's been curated for effortless living — and yes, it's every bit as Instagrammable as it sounds.

The private rear garden is ideal for al-fresco dinners, weekend lounging or that "new home, who dis?" moment, while the off-street parking answers the eternal question of where to put the car after the weekly shop.

With excellent schools, green spaces and quick travel links on your doorstep, this home delivers the lifestyle upgrade your feed (and your family) will love.

Magazine Farm is a highly regarded residential pocket of Colchester, known for its peaceful streets, family-friendly feel and strong community atmosphere. The area offers excellent access to well-rated schools, convenient shopping options and attractive green spaces. With quick links to the A12 and nearby rail stations, it's ideal for commuters, while still offering a relaxed suburban environment within easy reach of Colchester's vibrant historic town centre.



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#### THE SMALL PRINT:

Council Tax Band: C  
Local Authority: Colchester

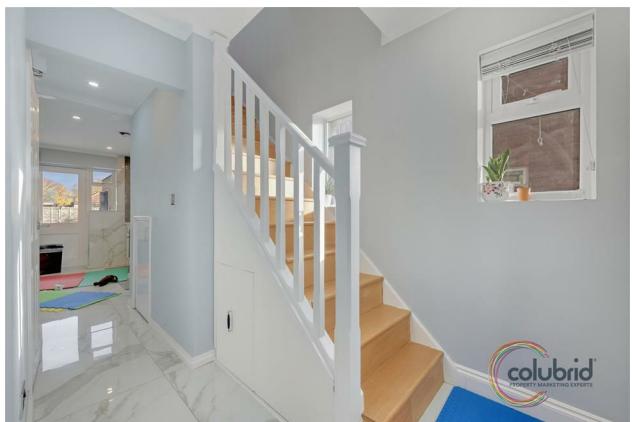
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

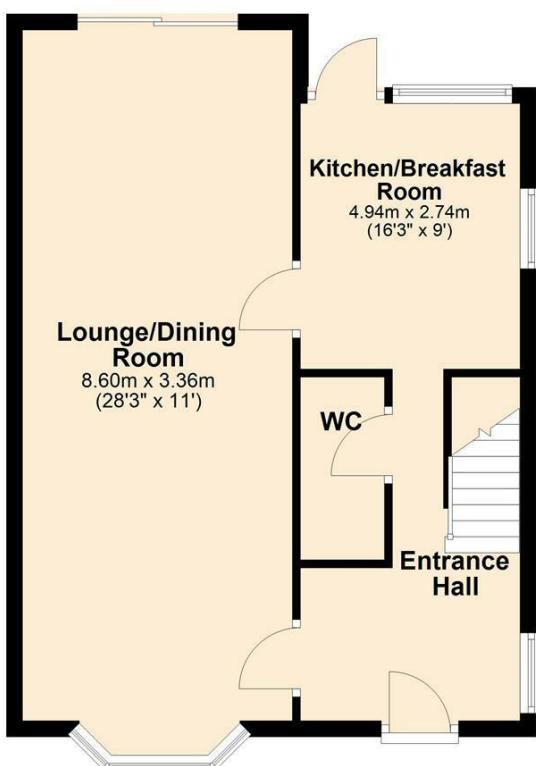
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

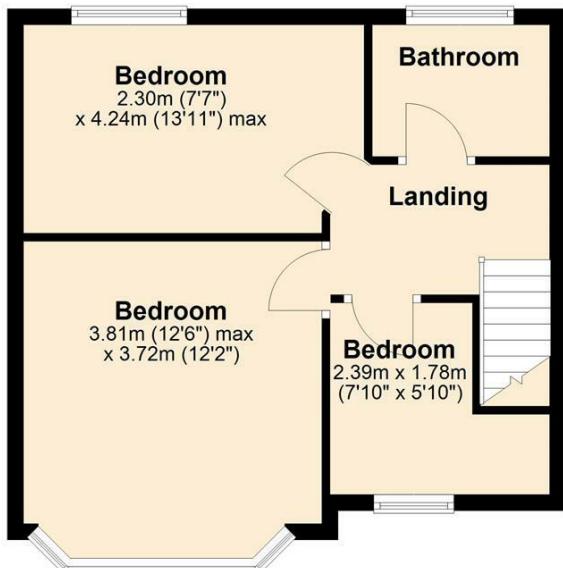
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

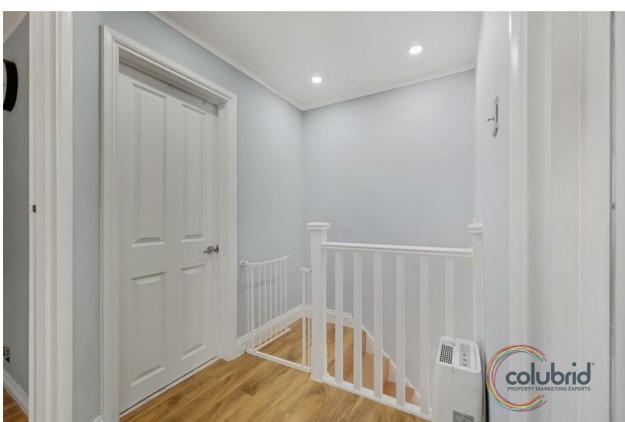


#### Ground Floor



#### First Floor





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