



## 2 bedroom End Terraced House located in Stanway.

Guide Price  
£260,000 - £280,000

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**JOHN ALEXANDER**  
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# Montbretia Close Stanway Colchester CO3 0RB



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £260,000 TO £280,000\*\*\*

John Alexander is pleased to present to market this well maintained two-bedroom end of terrace home which presents an excellent opportunity for both first time buyers and investors alike, offering generous room sizes, modern finishes, and a practical layout throughout. With generous accommodation, and a private garden, this home presents a superb opportunity for those looking to take their first step onto the property ladder or secure a reliable investment. Early viewing is highly recommended.

### STEP INSIDE

The ground floor opens into a welcoming hallway measuring 0.92m x 2.42m (3'0" x 7'11"), providing access to all main living areas. To the left sits the kitchen, a stylish and contemporary space measuring 2.77m x 3.79m (9'1" x 12'5"), fitted with high gloss units, an integrated oven, dark wood effect countertops, a breakfast bar area, and convenient rear access.

Across the hall is the bright and spacious living room, offering 5.10m x 3.76m (15'8" x 12'4") of comfortable living space, ideal for both relaxation and entertaining.

Upstairs, the property continues to impress with two well-proportioned bedrooms. The first bedroom measures 2.75m x 3.77m (9'0" x 12'4"), providing ample space for a double bed and storage. The second bedroom, equally

generous at 3.56m x 3.80m (11'7" x 12'5"), enjoys a pleasant outlook and versatility for various furniture layouts. These are served by a neatly presented bathroom measuring 1.48m x 2.47m (4'10" x 8'1"), while the central landing, measuring 2.43m x 0.94m (7'11" x 3'0"), links all rooms and adds to the home's comfortable flow.

### STEP OUTSIDE

Outside, the property benefits from having a garage and enjoys a private and secluded rear garden, thoughtfully arranged to offer both relaxation and practicality. A patio area provides the perfect spot for outdoor seating or al-fresco dining, while a grassed section adds a touch of greenery. Towards the back, a raised decking area creates an additional zone for leisure or entertaining. The entire garden is securely enclosed with fence panelling, ensuring privacy and making it ideal for households seeking a safe, low-maintenance outdoor retreat.

### .THE LOCATION

Montbretia Close is set in a quiet cul- de- sac on the popular west side of Colchester, offering easy access to Tollgate Retail Centre and Stane Park, both providing a wide range of shops, supermarkets, cafés, and restaurants. The area benefits from strong transport links via the A12/A120 and is close to well- regarded local schools, including Stanway Primary School and The Stanway School.



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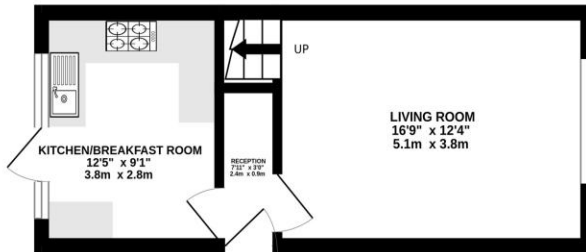
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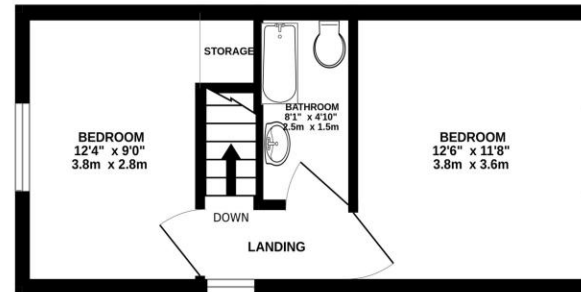
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## FLOORPLAN

GROUND FLOOR



1ST 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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## DIRECTIONS

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