



3 bedroom End Terraced House located in West Colchester.

£270,000 - £290,000

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JOHN ALEXANDER
ESTATE AGENTS

**Collingwood
Road
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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE of £270,000 - £290,000

John Alexander are pleased to present to market this three bedroom family home situated in the sought after "west side" of Colchester in catchment for Lexden Primary School and a short distance to both Philip Morant and Stanway secondary schools. Property benefits include lounge, kitchen/diner, cloakroom, family bathroom enclosed rear garden and off road parking. Other benefits include good shopping facilities close by, A12 access and rail stations of Colchester and Marks Tey offer direct links to London Liverpool Street.

ENTRANCE HALL

LOUNGE

13' 6" x 11' 11" (4.11m x 3.63m)

KITCHEN/DINER

14' 11" x 8' 11" (4.55m x 2.72m)

LOBBY

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE

12' 8" x 8' 10" (3.86m x 2.69m)

BEDROOM TWO

8' 7" x 8' 6" (2.62m x 2.59m)

BEDROOM THREE

9' 2" x 8' 11" (2.79m x 2.72m) narrowing to 6' 2"

BATHROOM

OUTSIDE

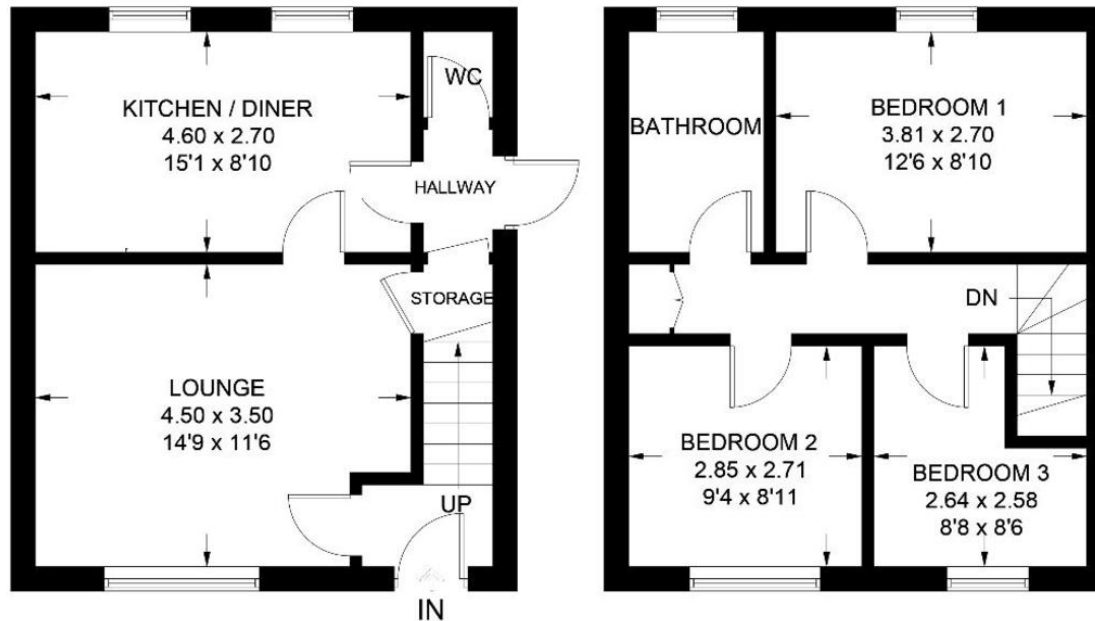
To the rear of the property there is an enclosed garden which is mostly laid to lawn and enclosed by brick walling with gated side access, with a right of way access. To the front of the property there is off road parking and an enclosed garden area.



FLOORPLAN

Collingwood Road

Approximate Gross Internal Area = 73.6 sq m / 792 sq ft



Ground Floor
36.9 sq m / 397 sq ft

First Floor
36.7 sq m / 395 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

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