



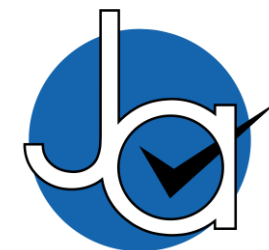
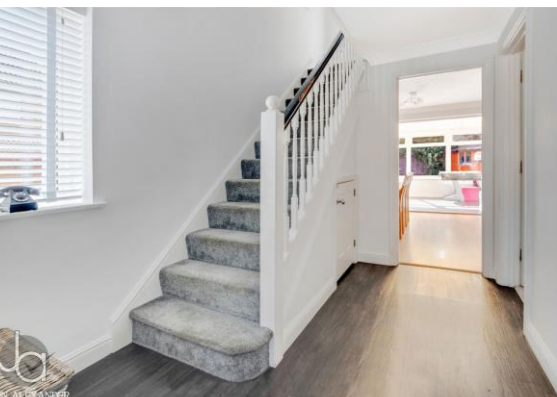
**4 bedroom  
Detached  
House located  
in Frating.**

**Guide Price  
£375,000 - £400,000**



JOHN ALEXANDER

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**JOHN ALEXANDER  
ESTATE AGENTS**

Jackson & Co



# Tokely Road Frating Colchester CO7 7GA



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EPC

TBC



## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE of £375,000 - £400,000 \*\*\*

John Alexander are offering this spacious and beautifully presented four-bedroom detached family home for sale in the popular village of Frating, located to the East of Colchester. This property offers large living space on the ground floor with the added benefit of a cloakroom and a conservatory. The location of this property also offers excellent access to local schools, shops, amenities, and is conveniently situated approximately 5 miles to the West of Colchester itself. It's also conveniently close to the A133, A120, and A12, making it easy to travel to various destinations.

### CLOAKROOM

### LOUNGE

15' 1" x 10' 6" (4.6m x 3.2m)

### DINING AREA

10' 6" x 8' 11" (3.2m x 2.72m)

### KITCHEN

10' 6" x 8' 6" (3.2m x 2.59m)

### CONSERVATORY

16' x 10' 3" (4.88m x 3.12m)

### BEDROOM ONE

11' x 10' 9" (3.35m x 3.28m)

### ENSUITE

### BEDROOM TWO

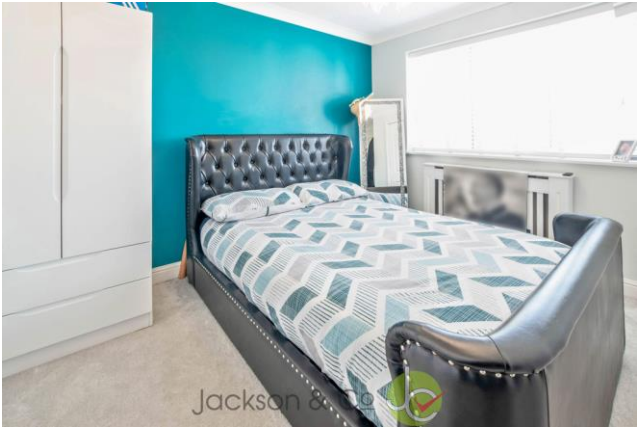
11' x 9' 2" (3.35m x 2.79m)

### BEDROOM THREE

10' 4" x 6' 9" (3.15m x 2.06m)

### FAMILY BATHROOM

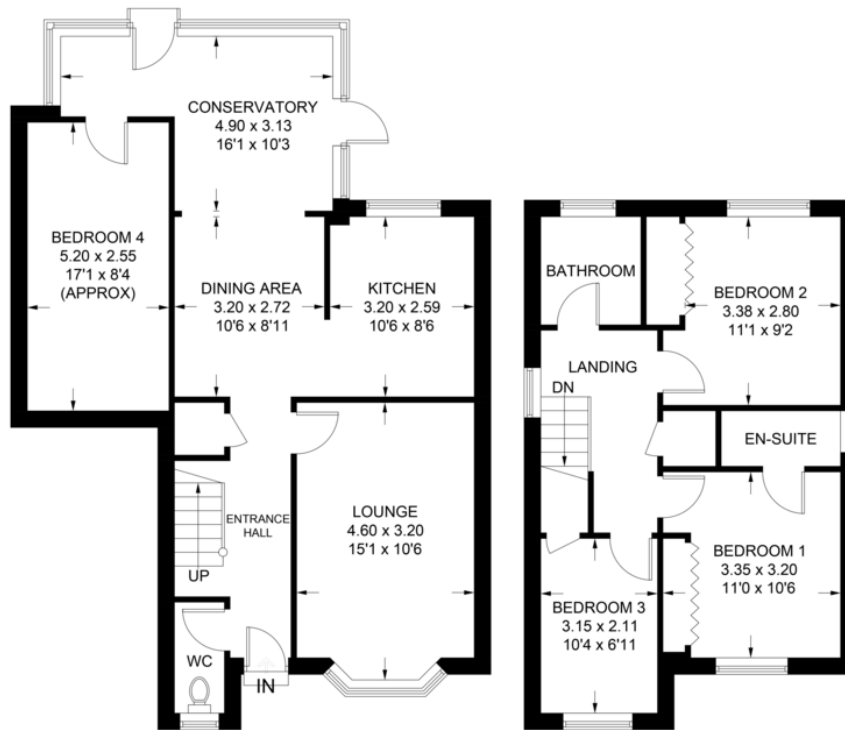




# FLOORPLAN

## Tokely Road

Approximate Gross Internal Area = 116.1 sq m / 1249 sq ft



**Ground Floor**  
71.1 sq m / 765 sq ft

**First Floor**  
45.0 sq m / 484 sq ft

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

### CONTACT

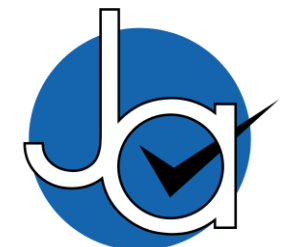
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