



Jackson & Co



Berechurch Hall Road

Colchester, CO2 8RE

Guide Price £250,000 - £275,000

Nestled within the popular south/west of Colchester, the property presents a charming and inviting residence that effortlessly blends comfort with contemporary living. This delightful three bedroom semi - detached home offers a serene escape from the bustling city, while still providing convenient access to all the amenities and attractions Colchester has to offer.



Property Features

- THREE BEDROOM
- SEMI-DETACHED
- DRIVEWAY
- CONSERVATORY
- KITCHEN
- LOUNGE/DINER
- CLOSE TO CITY CENTRE
- GOOD SIZED GARDEN

Full Description

THE PROPERTY

As you enter, you're welcomed by a light-filled entrance hall that leads to a generously sized living room and kitchen area. The living room boasts large windows overlooking the garden, flooding the room with natural light and creating a warm, inviting atmosphere.

On the first floor, you'll find three well-proportioned bedrooms which share a family bathroom equipped with a shower, wash hand basin and WC. The rear garden is a particular highlight, offering a large patio area and a lush lawn surrounded by shrubs, providing a sense of privacy and tranquillity.

THE LOCATION

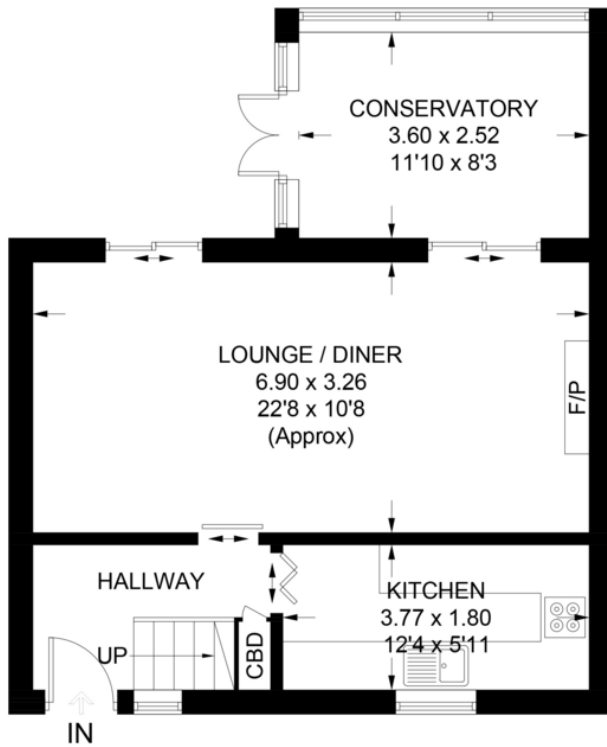
This property also benefits from its location, being just a short distance from Colchester town centre with its array of shops, restaurants, and amenities. The nearby Colchester Town train station offers convenient links to London and the surrounding areas, making this an ideal home for commuters.



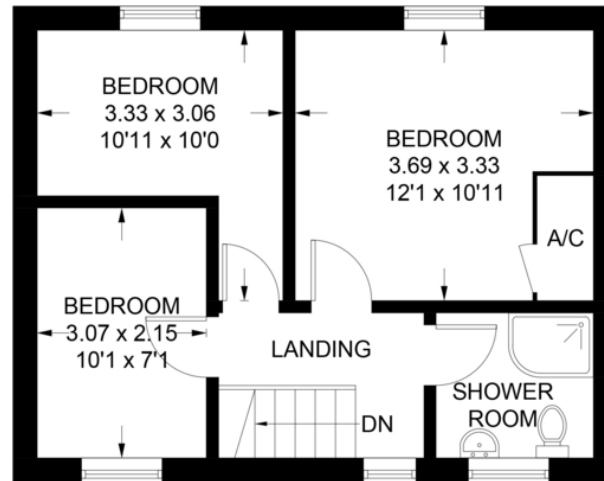


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Approximate Gross Internal Area = 83.9 sq m / 903 sq ft



Ground Floor
47.3 sq m / 509 sq ft



First Floor
36.6 sq m / 394 sq ft

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements