



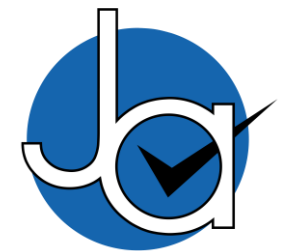
**3 bedroom
Semi-Detached
House located
in Stanway.**

**Guide Price
£350,000 - £375,000**



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Sealion Approach Stanway Essex CO3 8AR



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE of £350,000 - £375,000

John Alexander are pleased to offer to market this three bedroom semi-detached house situated on the popular Charles Church Development in the Stanway district of Colchester, being perfectly located for A12, Marks Tey railway station with its direct links to London Liverpool Street station and the growing Tollgate retail parks.

Property benefits include kitchen/diner, lounge, cloakroom, en-suite to master, family bathroom, enclosed rear garden and off road parking.

ENTRANCE HALL

CLOAKROOM

LOUNGE

18' 3" x 11' 3" (5.56m x 3.43m)

KITCHEN/DINER

17' 9" x 8' 0" (5.41m x 2.44m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 7" x 10' 8" (3.84m x 3.25m)

ENSUITE

BEDROOM TWO

10' 8" x 7' 4" (3.25m x 2.24m)

BEDROOM THREE

8' 7" x 8' 4" (2.62m x 2.54m)

FAMILY BATHROOM

OUTSIDE

There is a small garden to the front which is laid to lawn with shrub borders and access via a side gate to rear garden, which is a split level rear garden having a patio and resin areas with inset shrubs and a garden shed, all enclosed by panel fencing. To the side of the property there is a driveway providing off road parking for at least two cars.

AGENTS NOTES

Service charge of £175 a year, which is paid up until January 2025 by the current owner.



FLOORPLAN



Ground Floor



First Floor

DIRECTIONS

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