



# 3 bedroom End Terraced House located in Colchester.

OIEO £275,000



JOHN ALEXANDER  
ESTATE AGENTS

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS



# Reynard heights Colchester CO4 0DW

## FULL DESCRIPTION

John Alexander are pleased to present to market this three bedroom end terraced property, close to local amenities and several good Ofsted schools. The property is also conveniently located for the A12/A120 interchange for North and South of the country, Severalls Industrial Estate, Colchester General Hospital, Northern Gateway Retail Park and Colchester's North Station Railway which its direct links to London Liverpool Street, Ipswich and Norwich.

The property benefits include a fitted separate kitchen, lounge/diner, cloakroom, family bathroom, enclosed rear garden and off road allocated parking to the rear.

## BEDROOM ONE

14' 0" x 10' 4" (4.27m x 3.15m)

## BEDROOM TWO

12' 0" x 7' 6" (3.66m x 2.29m)

## BEDROOM THREE

7' 0" x 6' 0" (2.13m x 1.83m)

## FAMILY BATHROOM

## OUTSIDE

To the rear of the property, the garden is enclosed by panel fencing with shrub borders offering a low maintenance design with a large patio area and slate chip boarder. The garden also offers outdoor lighting, and power. There is also a gate which offers access to the residents parking area where the allocated parking for one vehicle and visitors parking bays can be located.



3



1



1



EPC

C



## ENTRANCE HALL

Doors to:

## KITCHEN

12' 2" x 7' 6" (3.71m x 2.29m)

## LOUNGE/DINER

14' 0" x 13' 0" (4.27m x 3.96m)

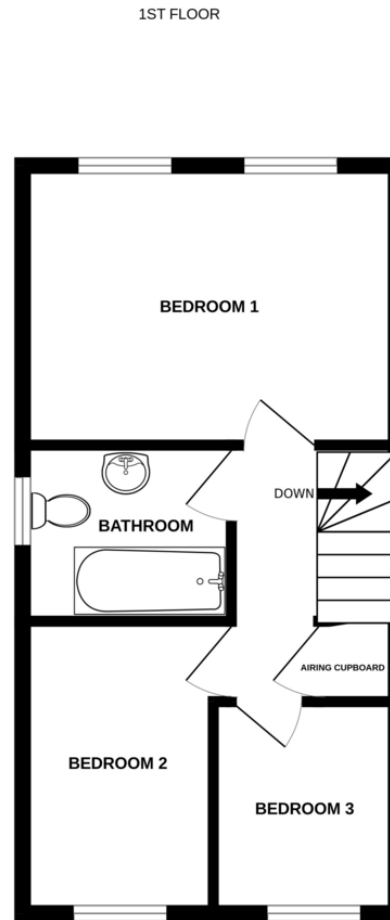
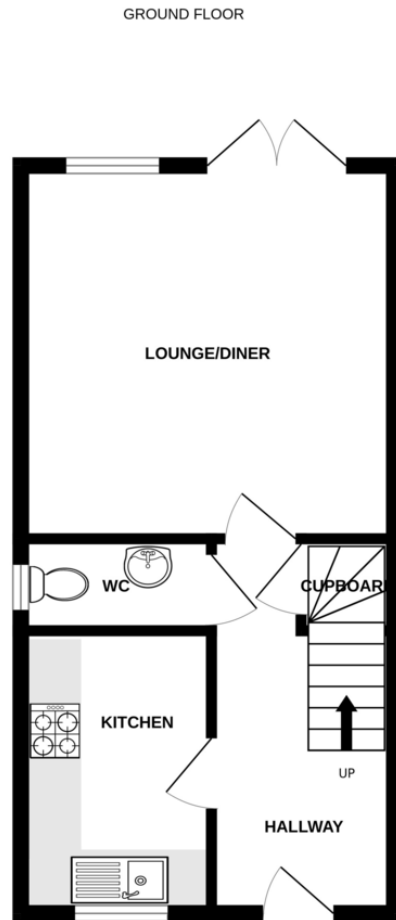
## CLOAKROOM

## FIRST FLOOR LANDING

Doors to:



# FLOORPLAN



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.  
Made with Metropix ©2024

## DIRECTIONS

### CONTACT

99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS