



4 bedroom Town House located in Colchester.

Guide Price
£325,000 - £350,000

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JOHN ALEXANDER
ESTATE AGENTS

Garland Road Colchester CO2 7GE



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FULL DESCRIPTION THE LOCATION

Located on Garland Road in Colchester, this property benefits from a prime location with easy access to various amenities and attractions. Situated within walking distance to Colchester High Street, residents can enjoy a range of shops, restaurants, and entertainment options just a stone's throw away. Additionally, Colchester Town Station & Colchester North Station are within close proximity, providing convenient transportation links for commuters.

The surrounding area features a mix of residential homes and green spaces, offering a peaceful and charming neighbourhood setting. Whether you're looking to explore the historic city centre or simply relax in the tranquility of the local surroundings, Garland Road in Colchester is the ideal location to call home.

ROOM MEASUREMENTS

ENTRANCE HALL/HALLWAY - 12'11" x 2'11"

KITCHEN/DINER - 27'09" x 12'05"

CLOAKROOM

FIRST FLOOR LANDING -

BATHROOM - 7'11" x 5'07"

LOUNGE - 13'00" x 12'05"

BEDROOM THREE - 10'02" x 8'04" -

SECOND FLOOR LANDING -

BEDROOM ONE - 12'10" x 10'02" –
EN-SUITE

BEDROOM TWO - 12'06" x 9'01" –
EN-SUITE

OUTSIDE
GARAGE



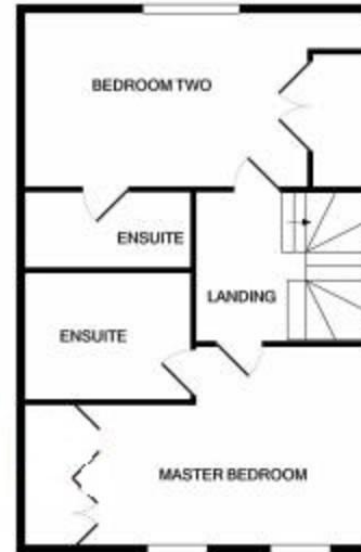
FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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DIRECTIONS

CONTACT

**99 London Road
Stanway
Colchester
Essex
CO3 0NY**

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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