



**2 Bedroom Ground Floor
Maisonette located in
Colchester.**

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JOHN ALEXANDER
ESTATE AGENTS

3 Tulip Walk Colchester CO4 3RN

FULL DESCRIPTION

THE HOME

*** GUIDE PRICE OF £160,000 - £180,000 ***

Welcome to this inviting and generously sized two-bedroom ground-floor property, designed for both comfort and convenience. On entry through the hallway, you are greeted by an expansive open-plan lounge, dining room, and kitchen area that creates a warm and welcoming atmosphere, perfect for entertaining friends or enjoying quiet evenings at home. The layout seamlessly integrates these living spaces, allowing for easy movement and interaction, while large windows fill the area with natural light.

The property features two spacious double bedrooms, each offering ample storage and room for relaxation. The shower room is modern and well-appointed, providing a refreshing escape, while the separate WC adds to the home's practicality.



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DIMENSIONS

Entrance

A double-glazed door leads into the entrance porch, which connects to the inner hallway featuring a storage room and access to:

Lounge/Diner

15'5" x 14'1"

This spacious room offers a double-glazed window and a radiator, seamlessly flowing into the:

Kitchen

12'10" x 8'11"

Equipped with a double-glazed window, the kitchen includes a sink set within a roll-edge worktop that surrounds the space, complemented by cupboards and drawers underneath. It features wall-mounted cupboards on two walls, a built-in oven and electric hob, as well as space allocated for a washing machine and tumble dryer.

Inner Hall

Leading to:

Bedroom

11'4" x 8'8"

This room includes a double-glazed window, radiator and a built-in wardrobe.

Bedroom

11'9" x 10'3"

This bedroom also features a double-glazed window, radiator, and a built-in wardrobe

Shower Room

Composed of a pedestal wash hand basin, shower cubicle, and a double-glazed obscure window.

WC

Includes a low-level WC, a radiator, and a double-glazed obscure window.

LOCATION

Situated on the east side of Colchester, this property benefits from excellent transport links, making commuting

Guide Price £160,000

***GUIDE PRICE
£160,000 TO £180,000***

John Alexander is pleased to present a charming ground floor maisonette. The property provides generous living space, featuring two double bedrooms, a shower room, a separate WC, and an open-plan lounge, dining room, and kitchen. Conveniently located on the east side of Colchester, this property enjoys excellent access to local bus routes, the train station, shopping amenities, and the University of Essex, with



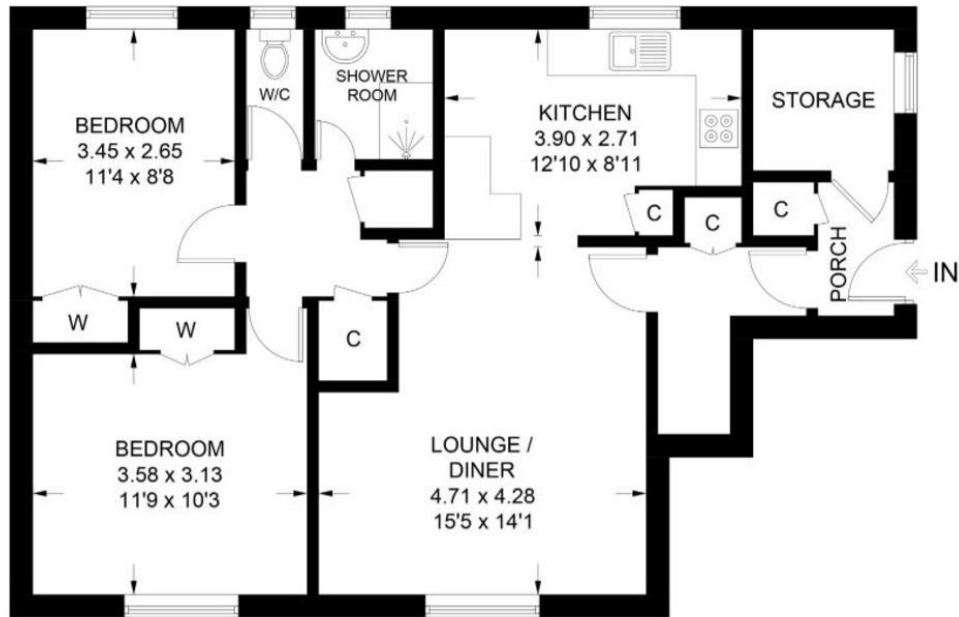
effortless. Local bus routes and the train station are just a short walk away, providing direct access to surrounding areas and beyond. The vibrant shopping facilities in the vicinity cater to all your daily needs, from groceries to fashion, while the esteemed University of Essex is also nearby, making this an ideal location for students and staff alike.



FLOORPLAN

Tulip Walk

Approximate Gross Internal Area = 73.6 sq m / 792 sq ft



Ground Floor

DIRECTIONS

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