



2 bedroom Mid Terraced House located in Colchester.

Guide Price
£225,000 - £250,000

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Granville Road Colchester CO1 2EE

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £225,000 TO £250,000

A two-bedroom mid-terrace home situated on Granville Road, a well-established residential street within walking distance of Colchester city centre. The property is conveniently located for local amenities, public transport links, and Colchester Town railway station, making it well placed for both town centre access and commuting.

STEP INSIDE

You enter the property through a double-glazed front door into the lounge, measuring approximately 10'10" x 9'10". This front-facing room has a double-glazed window to the front aspect, a radiator, and fireplace, providing a defined living space.

The lounge opens through to the dining area, measuring around 10'3" x 8'3", with a double-glazed window overlooking the rear, a radiator, and useful under-stairs storage. There is space for a small dining table and chairs, and a door leads through to the kitchen.

The kitchen is positioned at the rear of the property and measures approximately 11'1" x 5'1". It is fitted with a range of base and eye-level units with matching drawers, tiled flooring and tiled walls. There is space for a fridge/freezer, a sink with drainer and mixer tap, an extractor hood, and a wall-mounted gas boiler. Double-glazed windows face the rear and side aspects, and a door provides access to the garden.

Stairs from the dining area lead to the first-floor landing, which provides access to the loft and an airing cupboard.

Bedroom One, located at the front of the property,

measures approximately 9'11" x 10'10" and features a double-glazed window to the front aspect and a radiator.

Bedroom Two measures around 10'5" x 6'8" and has a double-glazed window to the rear, a radiator, and laminate flooring. This room would suit use as a single bedroom or home office.

The family bathroom comprises a panelled bath with overhead shower, low-level WC, pedestal wash hand basin. The room has tiled walls, a radiator, and an obscure double-glazed window to the rear.

STEP OUTSIDE

Outside, the rear garden is mainly laid to lawn and enclosed by panel fencing, with a shed to remain. There is also a side gate providing access to the front of the property.

THE LOCATION

Granville Road is located in a well-established residential area within comfortable walking distance of Colchester city centre, making it convenient for access to a wide range of shops, restaurants, cafés, and leisure facilities. The property is well placed for public transport, with Colchester Town railway station nearby providing regular services to London and surrounding areas, and there are good local bus links throughout the town. Road users benefit from straightforward access to the A12 and other surrounding routes. The area is also served by local schools, open spaces, and everyday amenities, offering a practical setting close to the heart of Colchester.



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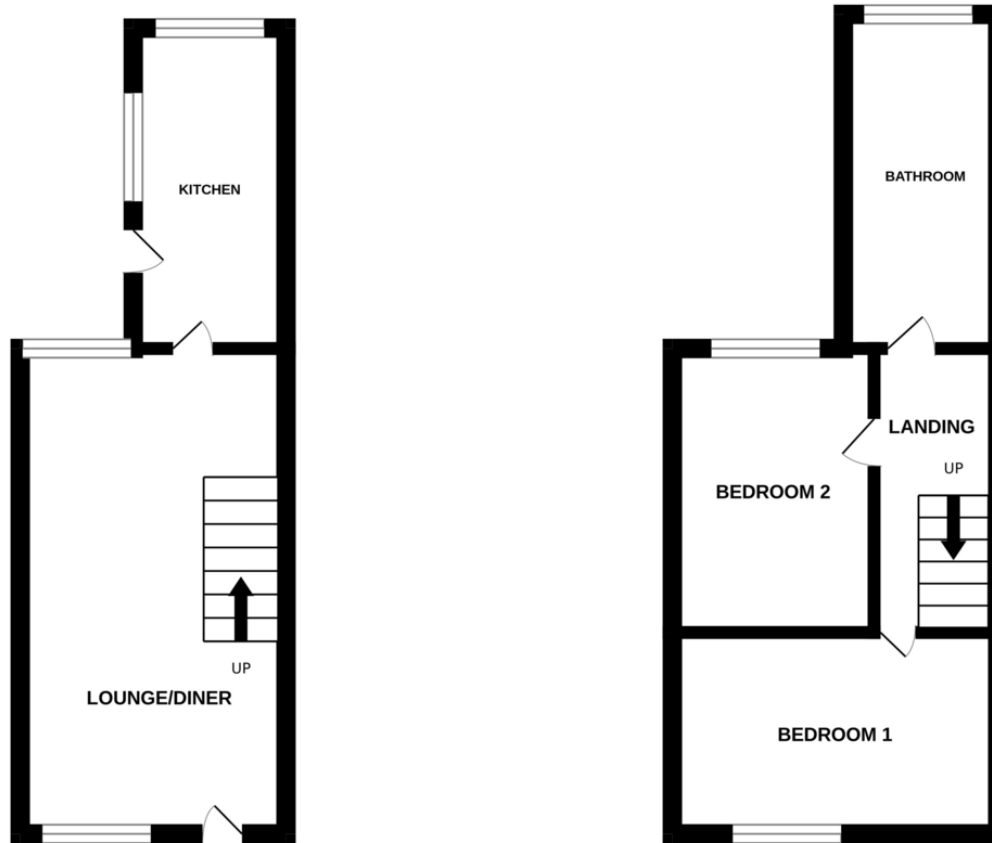
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FLOORPLAN

GROUND FLOOR



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.
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DIRECTIONS

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