

# 2 bedroom Ground Floor Maisonette located in Colchester.

Guide Price
**£200,000**

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JOHN ALEXANDER
ESTATE AGENTS

# Smallwood Road
# Colchester
# CO2 9HB

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## FULL DESCRIPTION

### OVERVIEW

***GUIDE PRICE £200,000 TO £235,000***
A well-presented two-bedroom offering bright and versatile accommodation, featuring a spacious living room, modern kitchen with integrated appliances, generous bedrooms and a private enclosed rear garden with brick-built outbuildings. Conveniently positioned for access to local amenities, transport links and Colchester City Centre, this move-in-ready home is ideal for first-time buyers, downsizers and investors alike.

### STEP INSIDE

Stepping through the front door, you are welcomed into a central entrance hall which provides access to all principal rooms.
To the left-hand side of the home is the living room (12'4" x 12'6"), a bright and inviting space with plenty of room for both seating and entertaining. Large windows draw in natural light.

Moving back through the hallway, the modern kitchen (8'8" x 9'4") is positioned at the rear of the property and overlooks the garden. Fitted with a range of contemporary wall and base units, the kitchen combines style with functionality and features integrated appliances including an oven, four-ring gas hob and extractor hood. There is additional space for a washing machine and a fridge/freezer. A door opens directly onto the garden, making the space ideal for everyday living and summer entertaining.

The accommodation continues with two well-proportioned bedrooms. The principal bedroom (8'4" x 15'5") is an excellent size.  Across the hallway, bedroom two (8'8" x 13'5") is another generous room and benefits from a built-in storage cupboard, making it equally suited as a guest bedroom, home office or hobby room.

Completing the interior is the shower room (5'6" x 6'5"), fitted with a walk-in shower, wash hand basin and WC, finished in a clean and practical style.

### STEP OUTSIDE

Set behind a low-level timber fence, the property is approached via a pathway running through a neatly shingled front garden, creating an attractive and low-maintenance first impression.

The rear garden offers a fantastic extension of the living space. Fully enclosed and enjoying a good level of privacy, the garden features a patio seating area, ideal for outdoor dining, with the remainder laid mainly to lawn and complemented by shingled sections for ease of maintenance. To the rear are two brick-built outhouses and a hardstanding area, providing valuable storage and workshop potential.

### THE LOCATION

Smallwood Road occupies a convenient position to the south of Colchester, within easy reach of local shopping facilities, schools and everyday amenities. The city centre is easily accessible and offers a wide selection of restaurants, cafés, leisure facilities and retail outlets. Excellent road links connect to the A12, while Colchester's railway stations provide direct services into London Liverpool Street, making the area popular with both commuters and local residents alike.







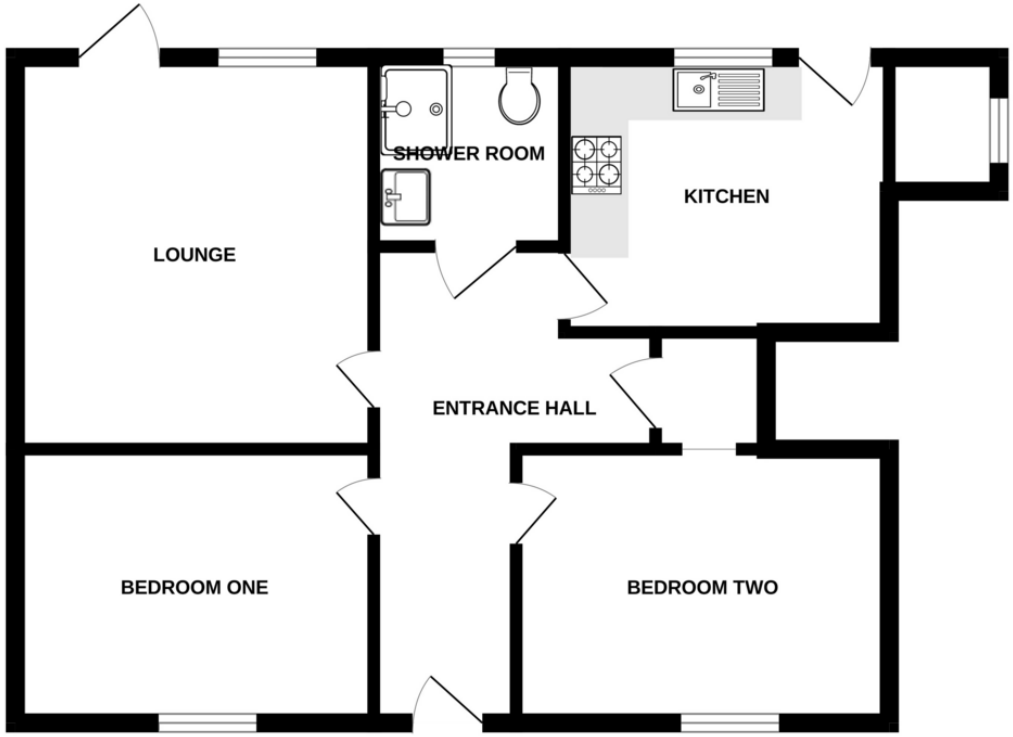
**AGENTS NOTES**

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## 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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