



3 bedroom Mid Terraced House located in Colchester.

Guide Price
£260,000 - £280,000

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De Burgh Road Colchester CO3 9BQ



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FULL DESCRIPTION

OVERVIEW

*** GUIDE PRICE OF £260,000 -
£280,000 ***

John Alexander is pleased to present this well-presented three-bedroom mid-terrace home, situated in a quiet cul-de-sac in the popular Lexden area of Colchester.

Recently redecorated throughout, including fresh paintwork and new carpets, the property is presented in excellent condition and is ready for its new owners to move straight in. Offering generous accommodation, this would make an ideal family home or an excellent first-time purchase.

The ground floor comprises a spacious lounge, fitted kitchen and convenient downstairs WC. To the first floor are three bedrooms together with a family bathroom.

One of the standout features of this property is the generous rear garden, which benefits from its own access to the field behind - ideal for dog walking, running, exercise or simply enjoying the surrounding open space. Combined with its cul-de-sac position, this makes the property particularly appealing for families.

Location

De Burgh Road is situated to the west of Colchester city centre, conveniently positioned for access to both Lexden and Stanway and offering a good selection of local amenities, schools and transport connections.

Families are particularly well served for education, with nearby schools including Lexden Primary School, St Teresa's Catholic Primary School and Home Farm Primary School.

Secondary schooling in the surrounding area includes The Stanway School and Philip Morant School and College, while Colchester County High School for Girls and Colchester Royal Grammar School are also located within the wider Colchester area.

Everyday shopping and amenities are readily accessible, with local shops and services available in Lexden and an extensive choice of supermarkets, retail parks, restaurants and leisure facilities at nearby Stanway. Colchester city centre provides an even wider selection of shops, cafés, restaurants and entertainment.



For commuters, the property is well positioned for access to the A12, providing connections towards Chelmsford, Ipswich and London. Colchester's mainline railway stations also provide regular services towards London Liverpool Street and other regional destinations.

With its spacious accommodation, recently refreshed interior, generous garden, cul-de-sac setting and convenient location, this property has plenty to offer both first-time buyers and families.

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.

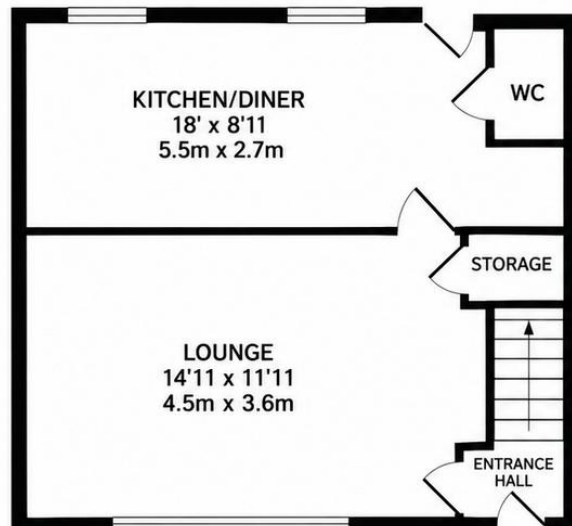
To arrange your viewing, please contact John Alexander. An early viewing is highly recommended.



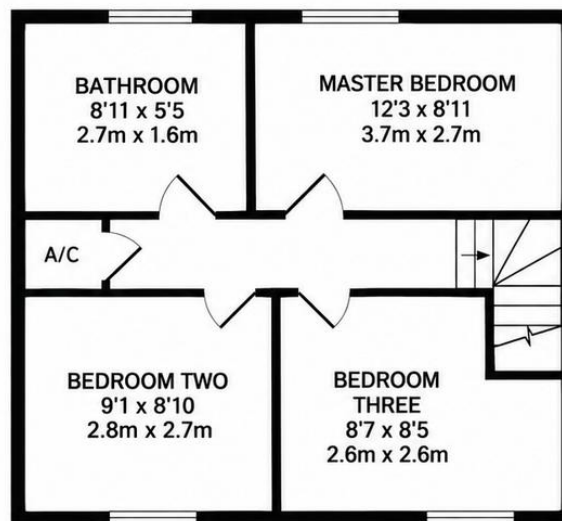
FLOORPLAN



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GROUND FLOOR



1ST 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.

DIRECTIONS

CONTACT

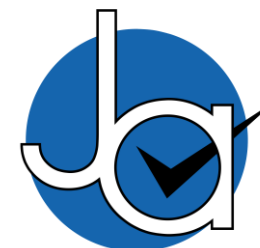
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