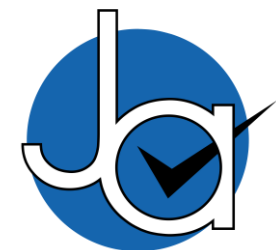




2 bedroom Mid Terraced House located in Colchester.

Guide Price
£230,000 - £260,000

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JOHN ALEXANDER
ESTATE AGENTS

Tabor Road Colchester CO1 2XA

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £230,000 TO £260,000

A well-proportioned two bedroom mid-terraced home offering practical accommodation in a convenient Colchester location. The property features a spacious living room, fitted kitchen, two first-floor bedrooms, a family bathroom and an enclosed rear garden, making it an ideal first-time purchase or investment opportunity. Situated within easy reach of Colchester City Centre, local amenities and transport links, the property is well suited to a variety of buyers.

STEP INSIDE

Entrance is gained via a front door leading directly into the kitchen, measuring 10'6" x 8'10" (3.20m x 2.71m). The kitchen is fitted with a range of wall and base units providing ample storage and worktop space, with room for appliances and a window to the front aspect allowing plenty of natural light. Stairs rise to the first floor and a doorway leads through to the living room.

Positioned across the rear of the property is the spacious living room measuring 12'6" x 11'8" (3.81m x 3.56m). This inviting reception space offers ample room for both seating and dining furniture, whilst a door provides access to the rear garden and allows natural light to flow throughout the room.

The first-floor landing measures 6'6" x 5'9" (1.98m x 1.77m) and provides access to all first-floor accommodation.

Bedroom one is located to the rear of the property and measures 9'1" x 9'6" (2.79m x 2.92m). A comfortable double bedroom benefitting from a rear-facing window and space for wardrobes and additional bedroom furniture.

Bedroom two measures 7'0" x 8'2" (2.16m x 2.50m) and is positioned to the front of the property. This versatile room would make an ideal guest bedroom, nursery or home office.

Completing the accommodation is the family bathroom, measuring 6'5" x 4'11" (1.97m x 1.50m) and fitted with a bath, wash hand basin and WC.

STEP OUTSIDE

To the front of the property there is off-road parking. The rear garden is mainly laid to lawn and features both patio and decking areas, providing space for outdoor seating and entertaining. The garden is further enhanced by mature shrub borders and established trees, creating an attractive outdoor setting.

THE LOCATION

Tabor Road is situated to the east of Colchester City Centre, offering excellent access to a wide range of amenities including shops, restaurants, supermarkets and leisure facilities. Both Colchester Town and Colchester North railway stations are within easy reach, providing direct links to London Liverpool Street. The property is also conveniently located for the University of Essex, local schools, Hythe waterfront and the A12, making it a popular area for both owner occupiers and investors alike.



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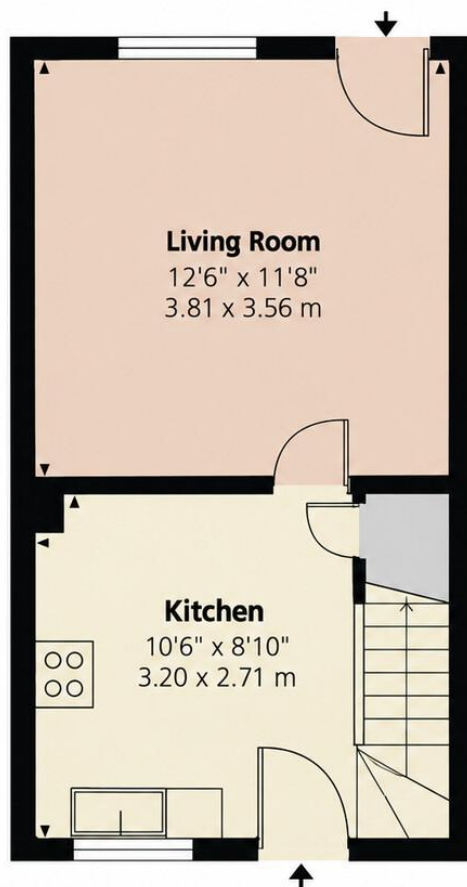
AGENTS NOTES

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.

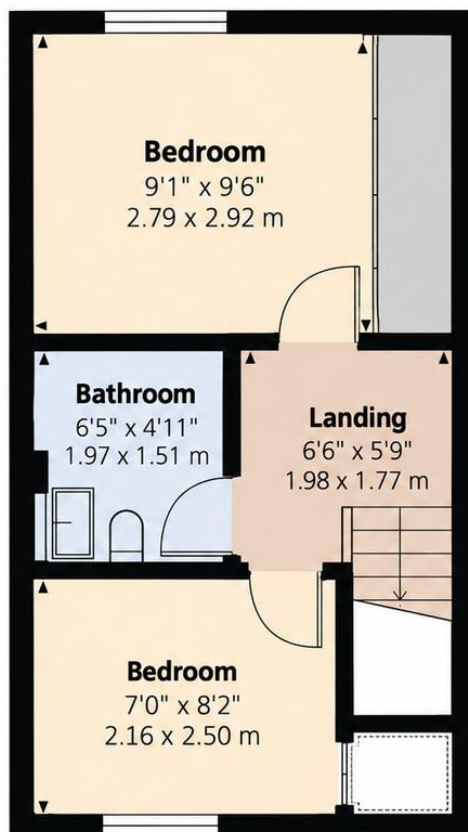
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



FLOORPLAN



Ground Floor



First Floor



DIRECTIONS

CONTACT

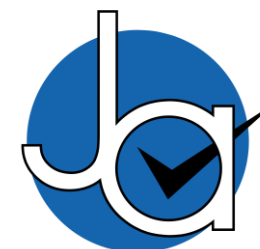
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