

3 bedroom End Terraced House located in Colchester.

Guide Price
£250,000 - £275,000

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John Ball Walk
Colchester
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FULL DESCRIPTION

OVERVIEW

*** Guide price of £250,000 - £275,000
***Situated in Colchester, this well-proportioned three-bedroom end-of-terrace home offers practical and versatile accommodation across two floors, making it an ideal purchase for first-time buyers, families or investors alike.

Upon entering the property, you are welcomed into an entrance hallway providing access to a convenient ground floor WC, the kitchen and the main living accommodation.

The kitchen is positioned towards the front of the property, whilst to the rear is a generously sized living/dining room, offering an excellent space for both relaxing and entertaining. The room provides ample space for lounge and dining furniture, with direct access out to the rear garden.

To the first floor, the landing provides access to three bedrooms, offering flexible accommodation to suit a variety of needs, whether for family living, guests or a home office. Completing the first floor is a family shower room.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor dining and entertaining whilst requiring minimal upkeep. Permit parking is also available, providing additional convenience for residents.

The property is conveniently located within Colchester, offering access to local amenities and the wider facilities the city has to offer.

Overall, this end-of-terrace home combines practical living space with a convenient location and would make an excellent first-time purchase, family home or investment opportunity.

AGENTS NOTE

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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