



Brigade Grove, Colchester, CO2 7FY

Located within walking distance of Colchester Town Centre, Colchester Town Train Station, excellent local schools and the popular Abbey Fields, ideal for families. This stunning three-bedroom double fronted home is tucked away yet close to local amenities including a Co-op supermarket.

Internally, the property comprises of a contemporary and renovated kitchen/diner, fitted with plenty of sleek white units, an integrated oven and excellent space for dining. The ground floor also offers a generous lounge with access to the rear, and a WC. On the first floor, the master bedroom benefits from an en-suite shower room, two further bedrooms and a family bathroom suite including a bath with a glass shower screen.

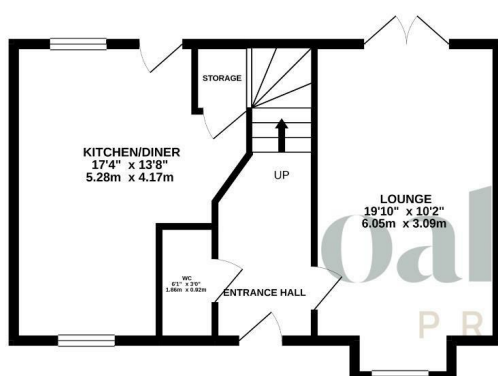
Further, the accommodation provides a low-maintenance rear garden enclosed by panelled fencing and brick built wall with artificial grass, perfect for outdoor entertaining. With a gate leading to the parking area, where you will find the garage with an up and over door, and further parking is found at the front of the property for 2/3 vehicles. Available now, unfurnished. Call the Oakheart Lettings team today for more information!

- Three Bedroom Mid-Terrace House
- Immaculate Condition
- Master Bedroom to En-Suite
- Stunning Kitchen/Diner
- Close to Good Local Schools
- Garage & Allocated Parking
- Walking Distance to Town Centre
- Abbey Fields Nearby

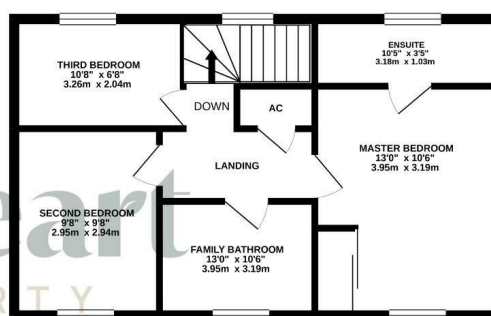
Guide price £300,000



GROUND FLOOR



1ST 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.
Made with Metropix 6/2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC