

oakheart

£550,000

Guide Price
Flagstaff Road, Colchester

Guide Price £550,000 - £575,000

This elegant four-bedroom terraced townhouse showcases the timeless Georgian style and was originally developed to the highest standards by the esteemed local developers, Lexden Restorations. Tucked away for privacy, the property is secured behind electric gates with a convenient telephone entry system, forming a small enclave of only five executive townhouses.

The seamless blend of Georgian features, such as lofty ceilings and intricate corning, harmoniously complements modern fixtures,

including underfloor heating and a high-spec electrical installation.

Upon entering the property, you are greeted by an impressive entrance hall leading to a sophisticated kitchen breakfast room. At the rear, the spacious living room opens up to the south-facing garden.

The first floor boasts a sizable landing, leading to an impressive principal bedroom with a dressing area and a stylish en-suite. Additionally, there is a guest bedroom with its own en-suite featuring a walk-in shower and built-in wardrobes. On the second floor, two

more double bedrooms await, served by a high-spec family bathroom.

In the front of the property, manicured communal gardens provide serene views of Colchester's historic landmarks, including the turreted gatehouse of St John's Abbey. With the town centre's rich history just a short distance away and the mainline station conveniently accessible, this townhouse offers an ideal and well-connected location.









Local Authority:

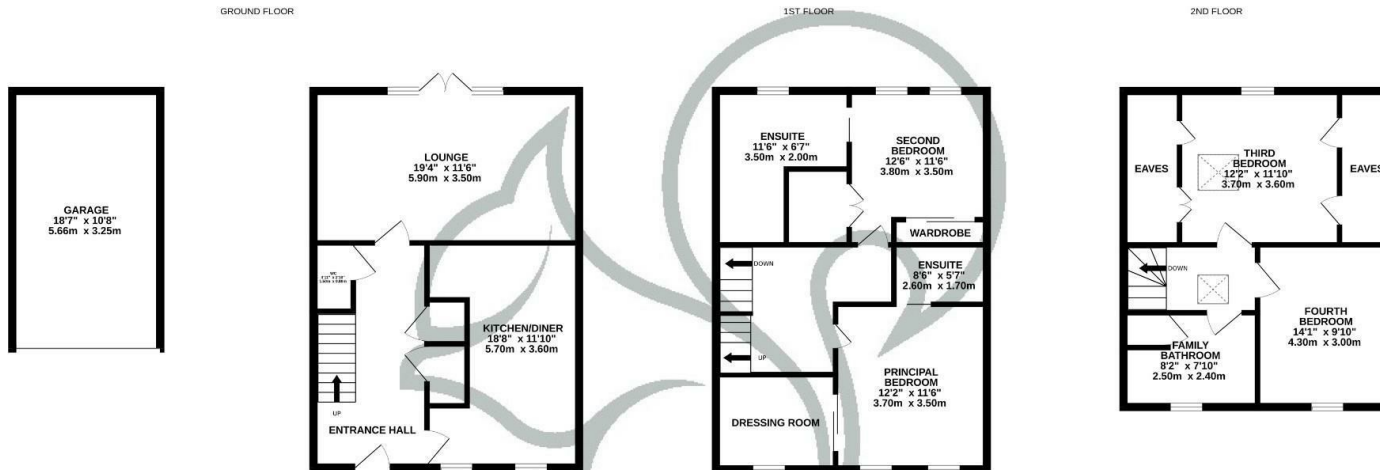
CBC

Tenure:

Freehold

Council Tax Band:

F



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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