

oakheart

£270,000

Guide Price  
Straight Road, Stanway

Guide Price: £270,000 - £280,000.

A charming three-bedroom semi-detached house nestled on the highly sought-after Straight Road of Stanway. Boasting off-road parking for two vehicles and located within close proximity to schools, local amenities, and excellent transport links, including the A12 and Colchester Mainline Station, this property is a perfect blend of convenience and comfort.

The ground floor of this delightful home features a seamlessly connected lounge and dining room adorned with original

floorboards, creating a warm and inviting atmosphere. The galley kitchen, complete with a convenient breakfast bar, is a functional space for culinary endeavors. A family bathroom adds practicality to the main level, while the conservatory with doors leading to the rear garden provides a tranquil spot to relax and enjoy the outdoors.

Moving to the first floor, a landing guides you to the generously sized principal bedroom, graced by an original fireplace, adding character and charm. Two additional bedrooms offer versatility for various needs, and an airing cupboard provides additional storage space.

Outside, the property impresses with a good-sized rear garden featuring a mix of patio and lawn areas, complemented by outbuildings for storage or potential hobbies. The driveway at the rear of the property comfortably accommodates two vehicles, offering convenience and ease of access. Side access further enhances the practicality of the space.

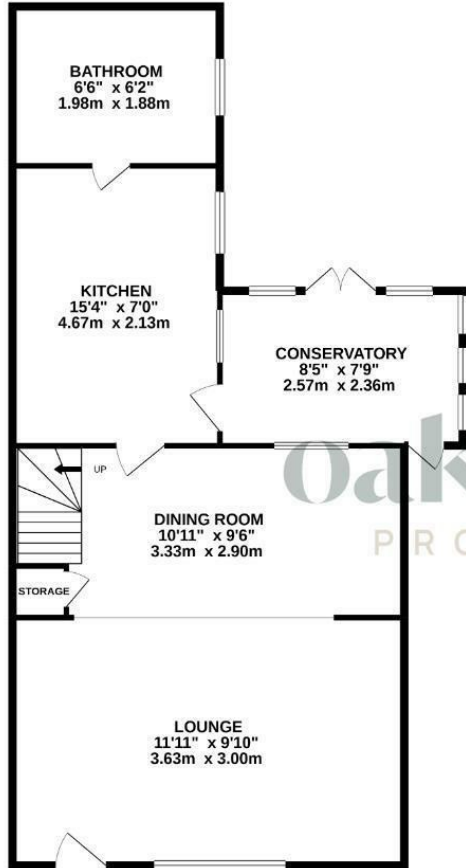








GROUND FLOOR



1ST FLOOR



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PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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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**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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