

oakheart



£240,000

Guide Price
London Road, Colchester



Guide Price: £240,000 - £250,000.

This well-sized three-bedroom terraced house is located in the popular Stanway district, west of Colchester. The property offers easy access to Tollgate Retail Park, the A12, local shops and amenities, and is conveniently close to The Stanway Secondary School and two primary schools.

The ground floor features an impressive reception room, a dining room with a distinctive exposed brick wall and stairs rising to the first floor with under-stairs storage, and a recently renovated modern kitchen in grey tones with space for appliances. Additionally, there is a newly fitted family bathroom on this floor.

The first floor comprises two double bedrooms and a sizeable third bedroom, accessed through the second bedroom.

The property benefits from solar panels has been fully rewired, and includes a boarded and insulated loft for storage along with a newly installed PIV system.

The private and enclosed south-facing rear garden begins with a large patio, perfect for outdoor seating and dining. The garden also features an area of artificial lawns and a variety of mature hedges and shrubs.

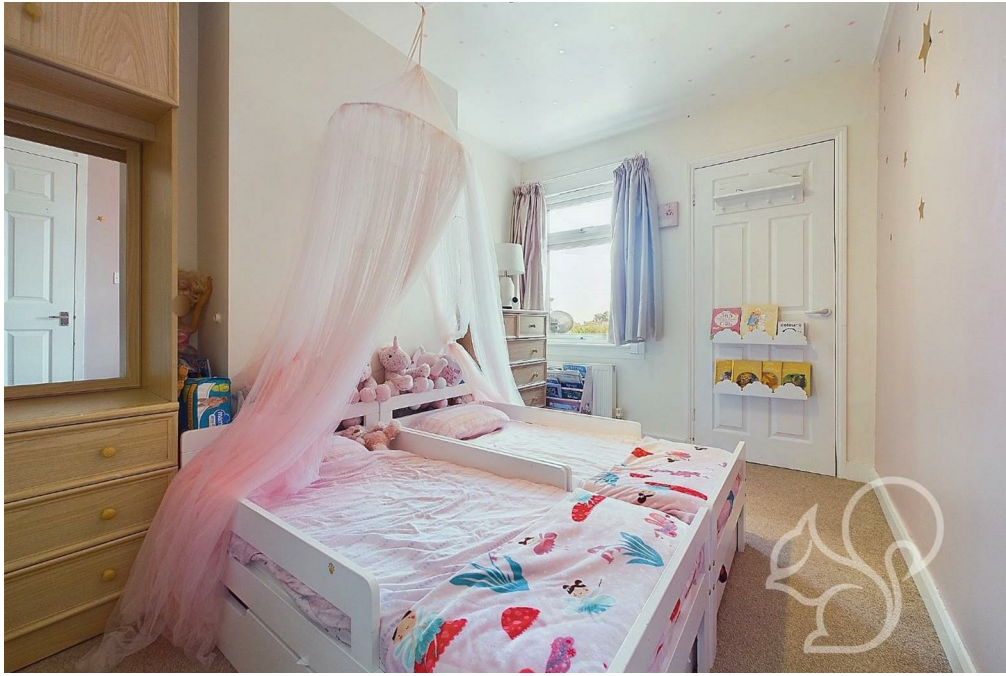
Parking is via permit parking within close proximity.

















Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
58.53 m²
630.03 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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