

oakheart



£240,000

Offers In Excess Of
Scarfe Way, Colchester

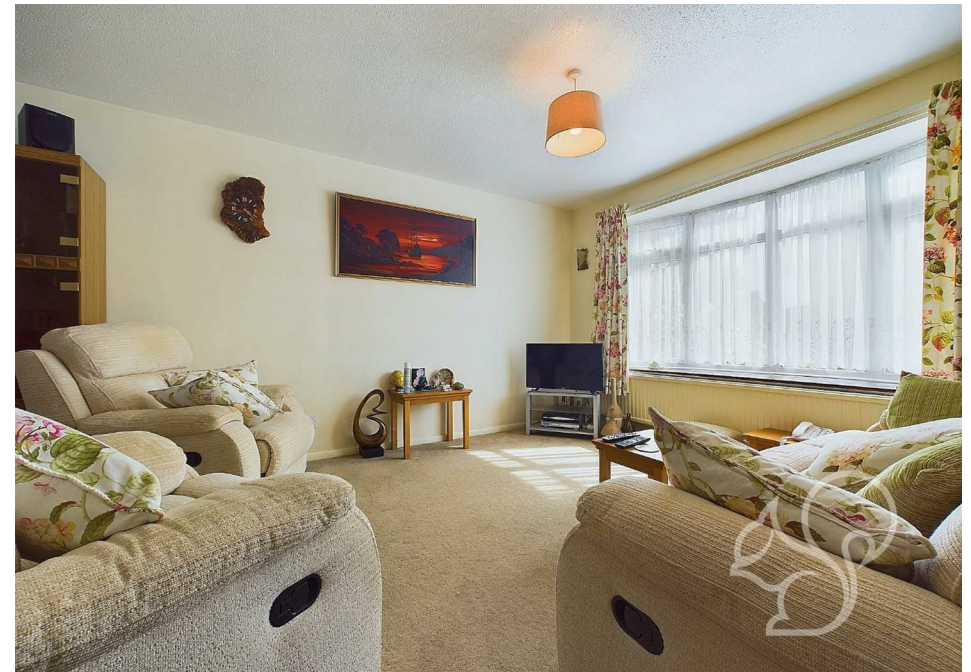
This delightful 3-bedroom mid-terrace property, offered with no onward chain, is situated on the east side of Colchester. Perfect for families and first-time buyers alike, this home boasts a welcoming layout and convenient features.

Upon entering the property, you are greeted by an entrance hall complete with a handy W/C. The hall leads to a well-appointed kitchen, featuring modern fitted units and ample space for appliances. Continuing through the ground floor, the generous lounge/diner spans the length of the property, providing a versatile space for both relaxation and dining. The lounge/diner benefits from direct access to the rear garden through a convenient door.

Ascending to the first floor, you will find a landing that grants access to all three bedrooms and the family bathroom. Each bedroom offers a comfortable living space, ideal for rest and relaxation.

Externally, the property boasts a fully enclosed rear garden with the added benefit of rear gate access, ensuring privacy and security. Parking is available on the street, providing convenience for residents and visitors alike.

This home is ideally located with easy access to local amenities, schools, and transport links. Don't miss the opportunity to make this wonderful property your new home.







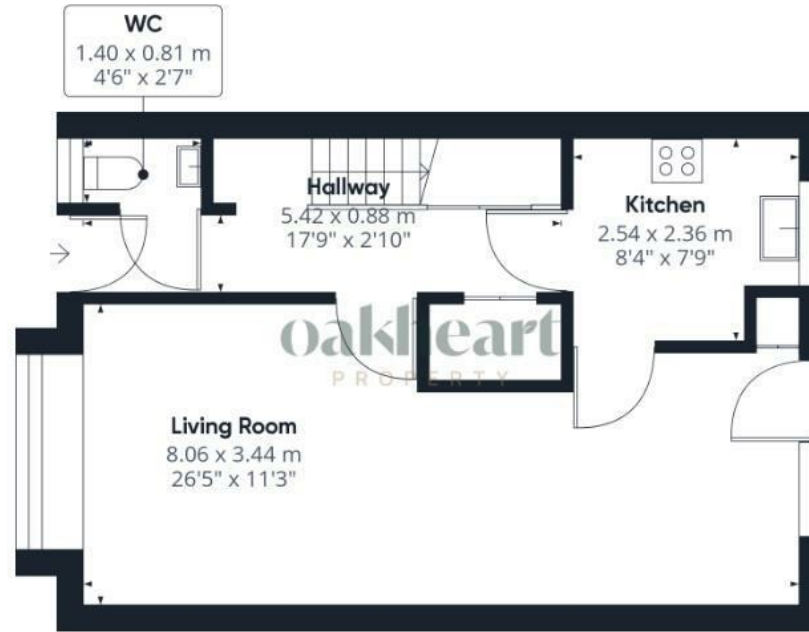












Ground Floor



Floor 1

Approximate total area⁽¹⁾
82.58 m²
888.87 ft²

(1) Excluding balconies and terraces

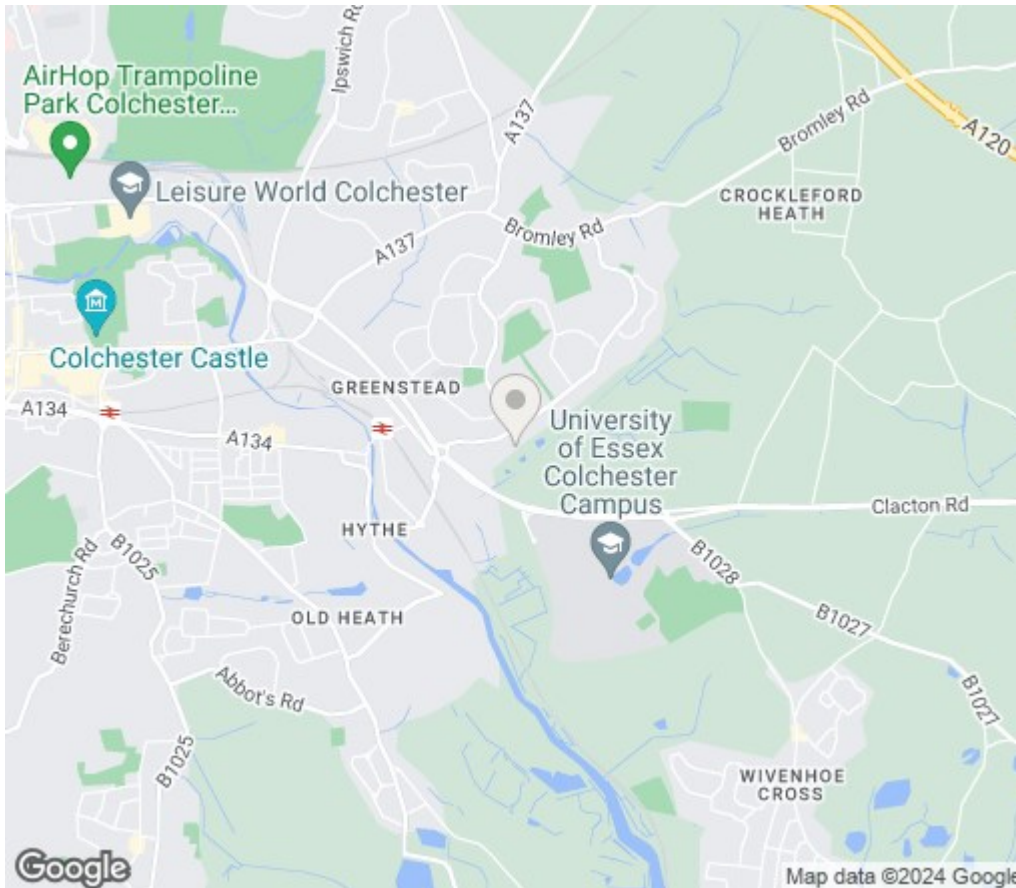
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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		
(81-91) B		
(69-80) C		
(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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