



oakheart

£1,500 Per Month

Per Month

London Road, Stanway



Located in the highly desirable Stanway area within West Colchester, is this stunning grade two listed two-bedroom cottage. Boasting convenient access to the ever-developing Tollgate Retail Park, with an abundance of local amenities as well as sitting a short distance to the A12 and Marks Tey train station for major city links. Comprising of an attractive and generous lounge/diner with a red brick exposed wall

and log burner as well as a refitted country-style kitchen, a bathroom with shower over the bath, and two double bedrooms.

Charming throughout, this 15th-century house is full of character, offering impressive periodic features including exposed wood beams and an inglenook fireplace with brick exposure and log burner.

Externally the property boasts an immaculate garden, boasting lawn areas, and a side gravelled area perfect for outdoor entertaining in the long summer evenings. In addition, there is a garage and driveway for two vehicles. Offered unfurnished and available from the start of September. Call the Oakheart lettings team for further information.





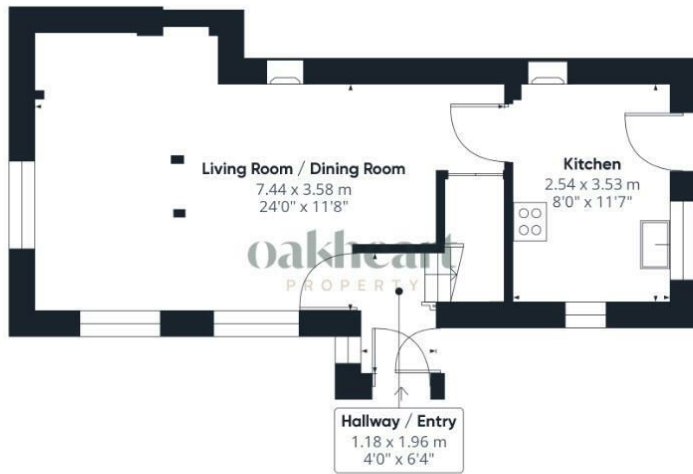




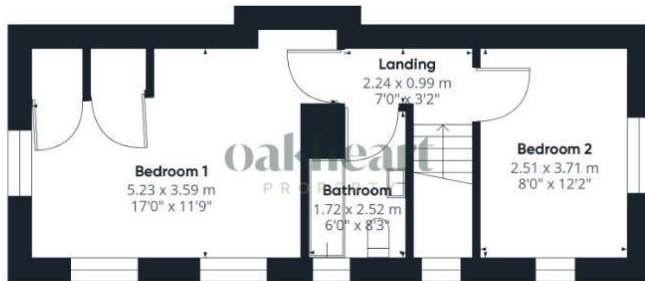








Ground Floor



Floor 1

**oakheart**

**Approximate total area<sup>m</sup>**

73.07 m<sup>2</sup>  
786.52 ft<sup>2</sup>

**Reduced headroom**

0.08 m<sup>2</sup>  
0.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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:

Tenure:

Council Tax Band:

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(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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