

oakheart



£325,000

Guide Price
Collingwood Road, Stanway



Guide Price: £325,000 - £350,000.

Nestled on the sought-after Collingwood Road in Stanway, this extended and well-presented three-bedroom end terrace house offers the perfect blend of comfort and convenience. The property is ideally situated close to Stane Retail Park, renowned high-performing schools, the A12, and Marks Tey Train Station, which provides direct trains into London Liverpool Street.

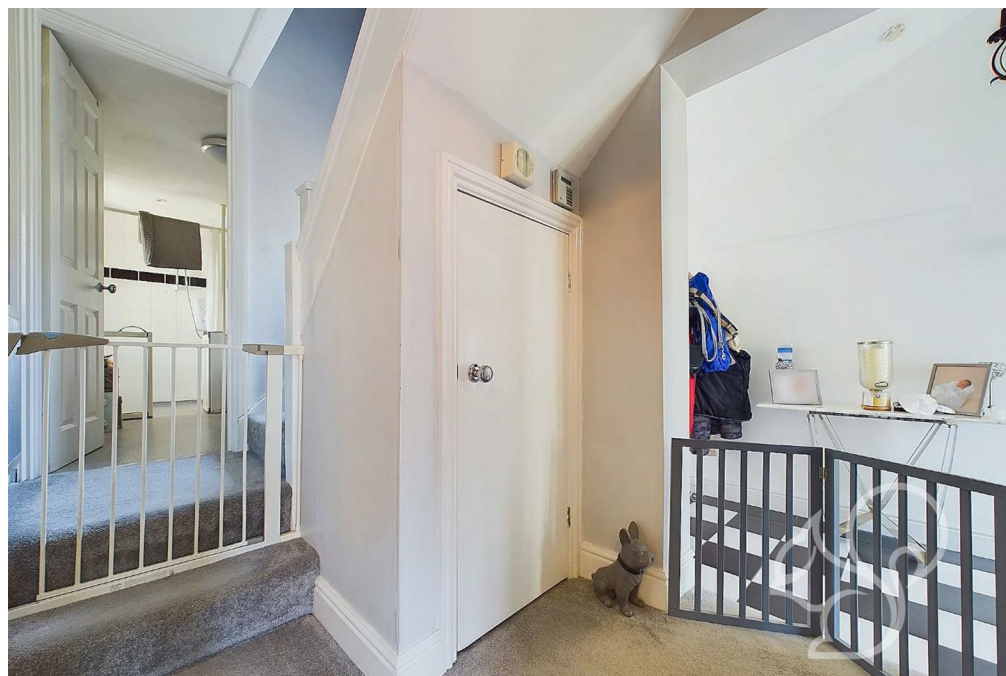
Upon entering the house, you are welcomed by a stylish tiled entrance hall. The ground floor boasts a spacious living room with elegant laminate flooring, alongside an additional living/dining room that offers versatile space for various needs. The charming cottage-style kitchen is fitted with a range oven and features a characterful brick surround also gives access to the rear garden.. A modern wet room provides completed the floor.

The first floor comprises a landing that leads to all bedrooms. The principal double bedroom is generous in size and includes a fitted wardrobe. There is a second well-sized double bedroom and a single bedroom, ideal for a child's room, guest room, or home office.

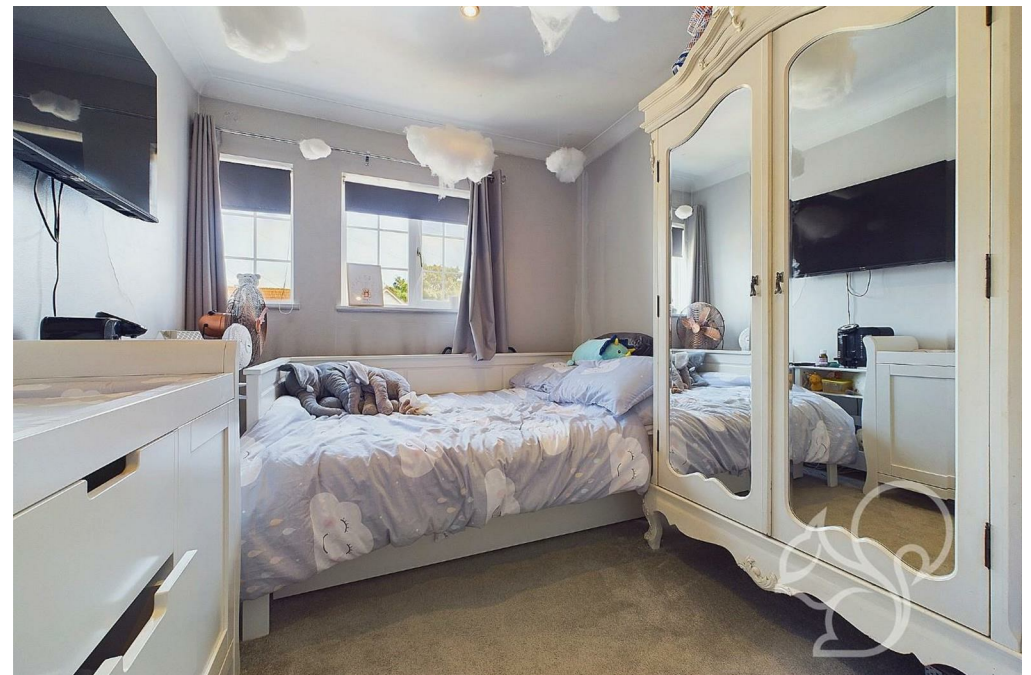
Outside, the west-facing rear garden features a patio area and a utility shed with plumbing for a washing machine and tumble dryer. The property also includes off-road parking with potential for additional parking spaces.



















Ground Floor



Floor 1

Approximate total area⁽¹⁾

99.45 m²
1070.47 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(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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