

oakheart



£260,000

Guide Price
Greenstead Road, Colchester

Guide Price: £260,000 - £270,000.

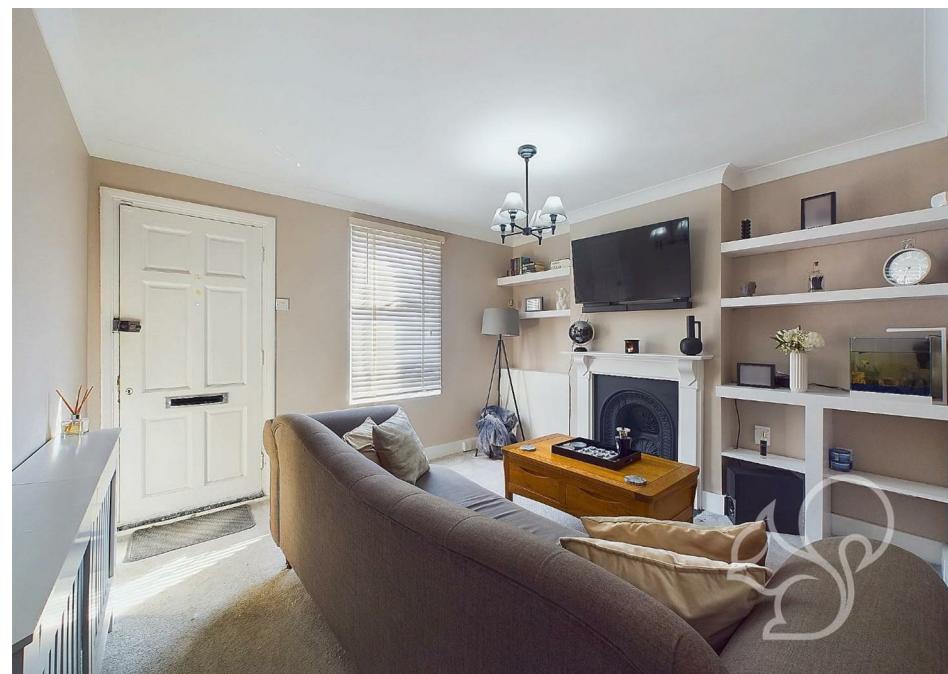
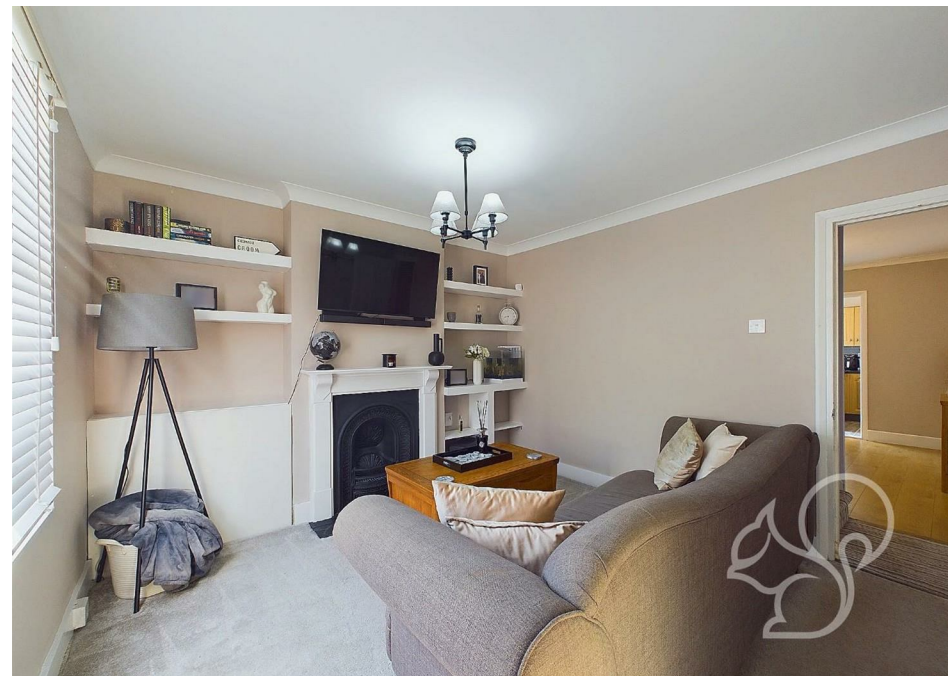
Nestled in a prime location on Greenstead Road, this delightful two-bedroom end of terrace home offers a perfect blend of comfort and convenience. Situated within close proximity to local amenities, Colchester City Centre, and Hythe Train Station, which provides direct train links to London Liverpool Street, this property is ideal for commuters and families alike.

As you step inside, you are welcomed into a cozy lounge area that flows seamlessly into the dining room, complete with a built-in storage cupboard. The well-appointed kitchen, equipped with modern appliances, opens out to a utility area featuring a convenient WC. A back door leads you to the expansive rear garden, perfect for outdoor entertaining and relaxation.

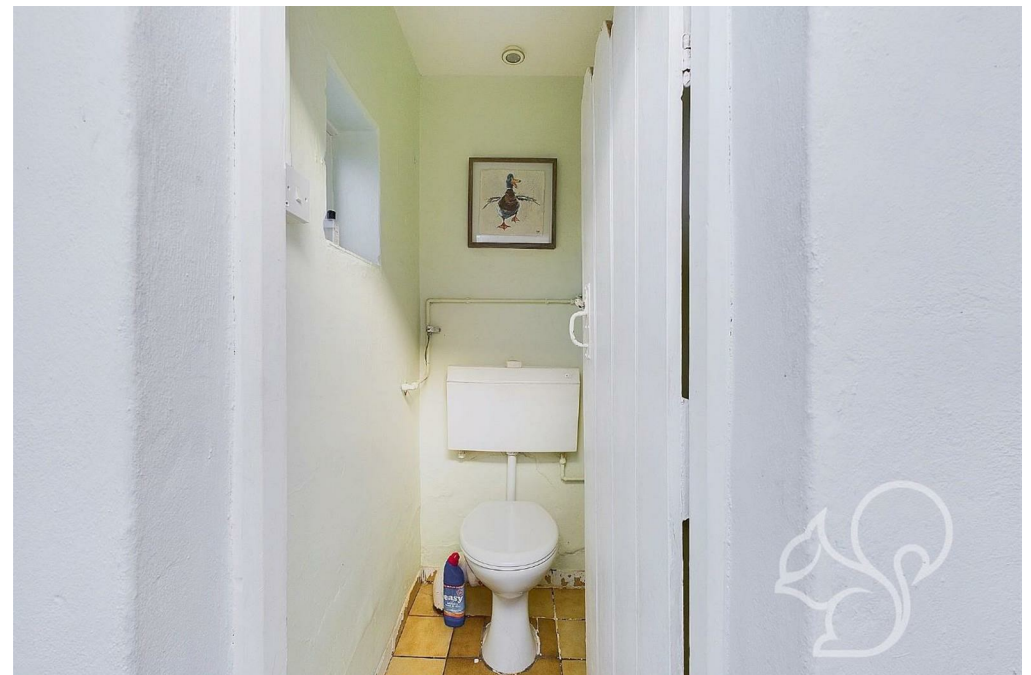
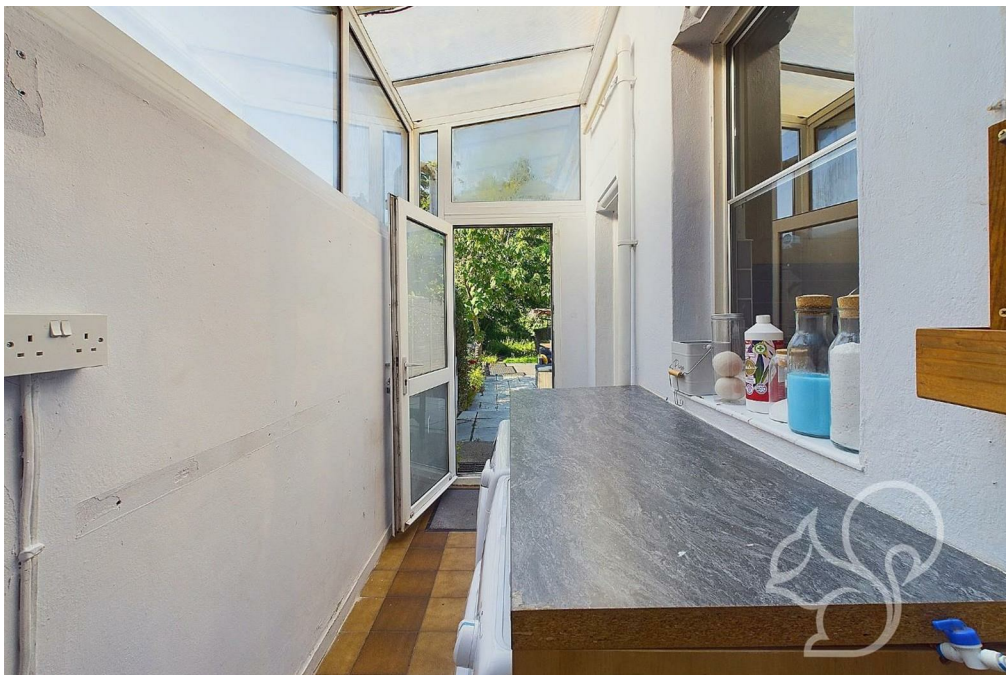
The first floor houses two generously sized bedrooms. To the left, you will find the second bedroom, a spacious double. To the right, the principal bedroom boasts a walk-through dressing area that leads to a contemporary family bathroom, offering a touch of luxury and privacy.

Throughout the entirety of the property, the current owners have carried out a cosmetic renovation on the house.

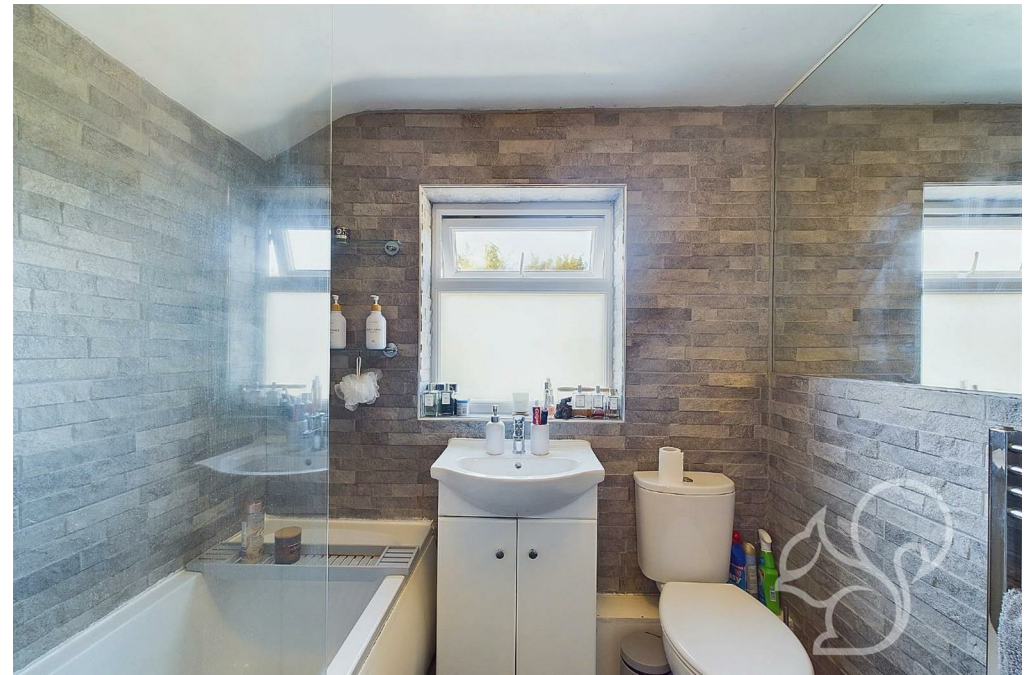
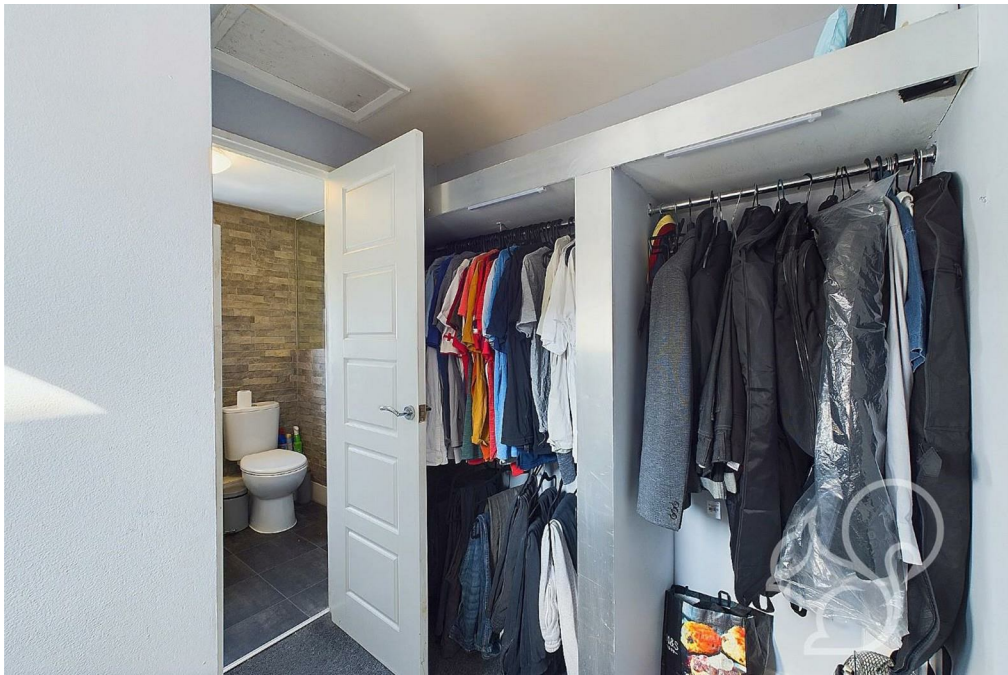
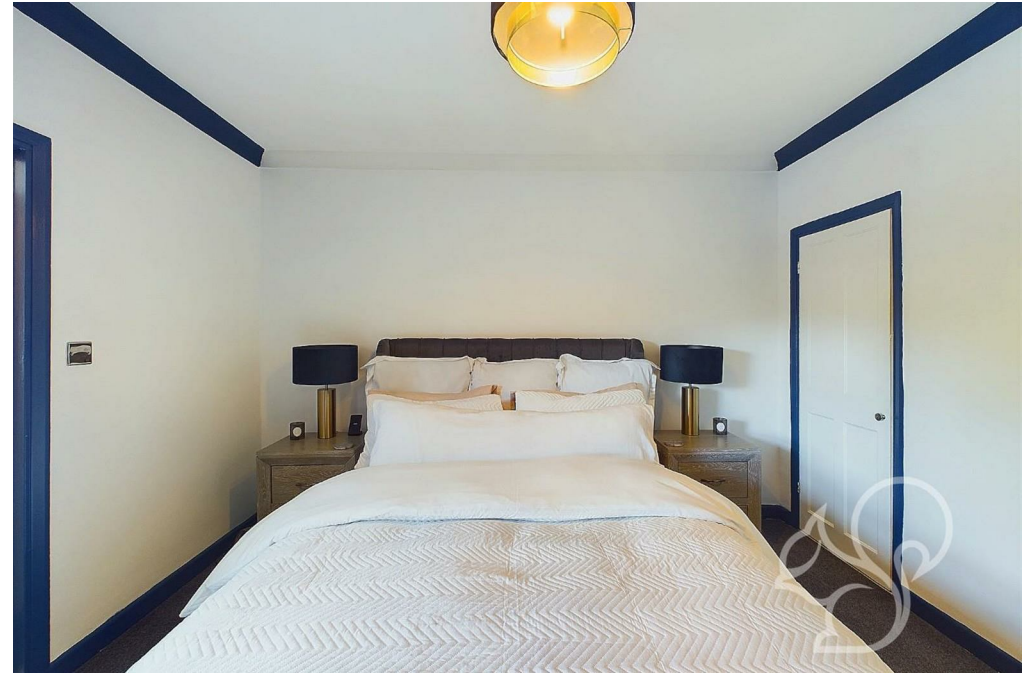
The property features a large rear garden, comprising an extended patio area, decking and majority lawn, ideal for children to play or for hosting gatherings. At the front, a driveway provides off-road parking for one vehicle, ensuring your parking needs are comfortably met.

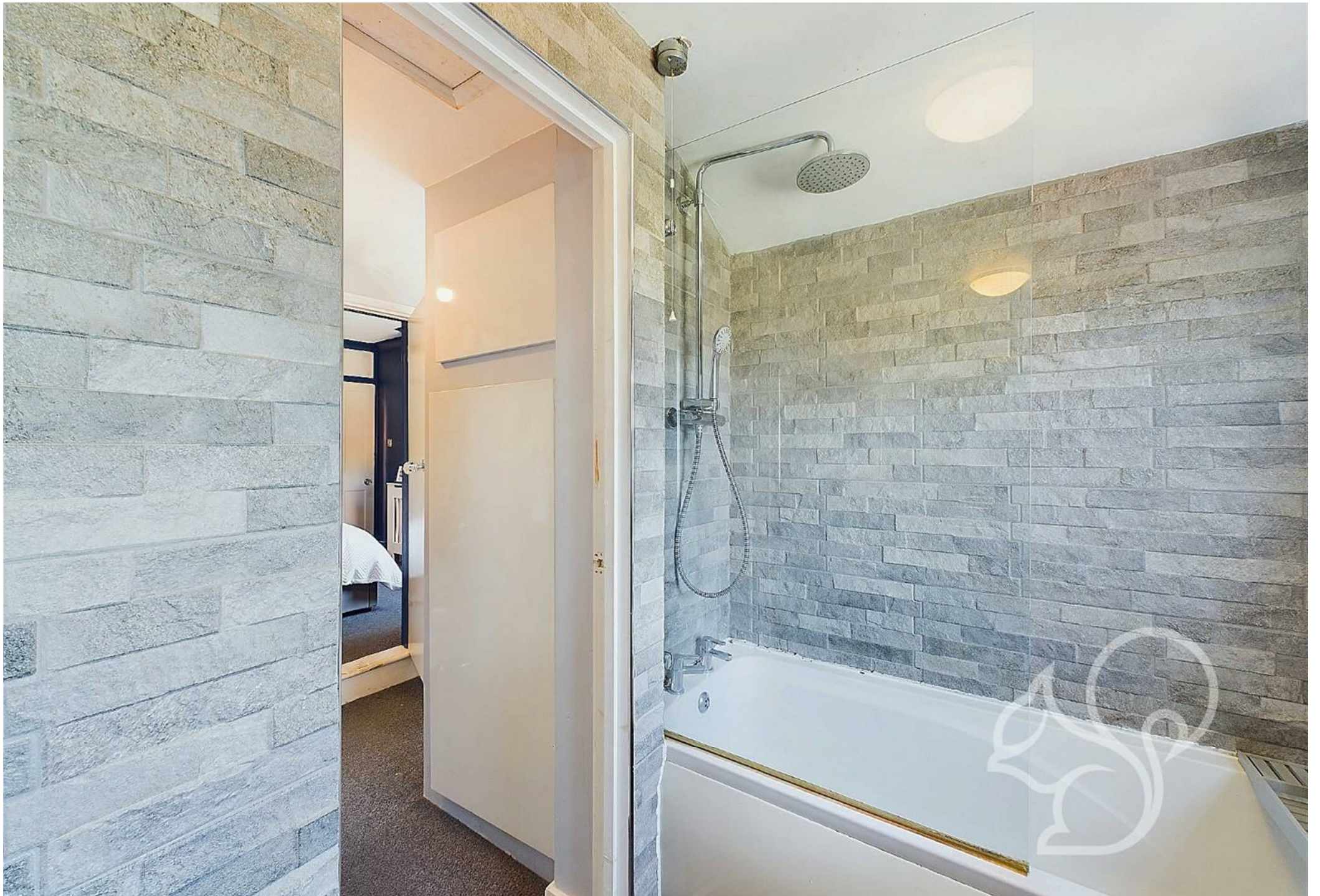


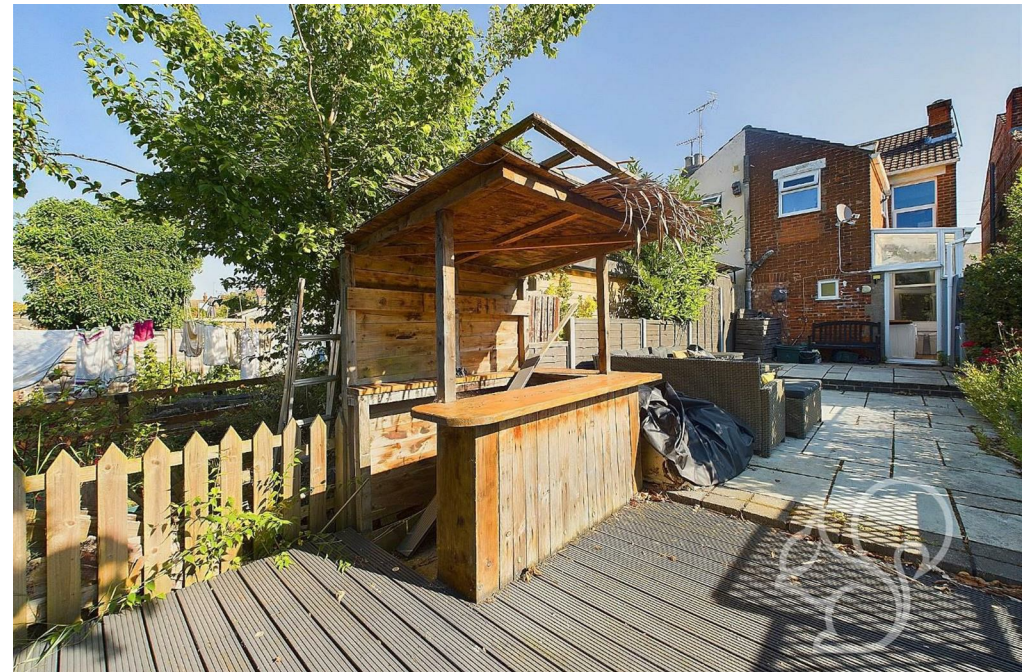
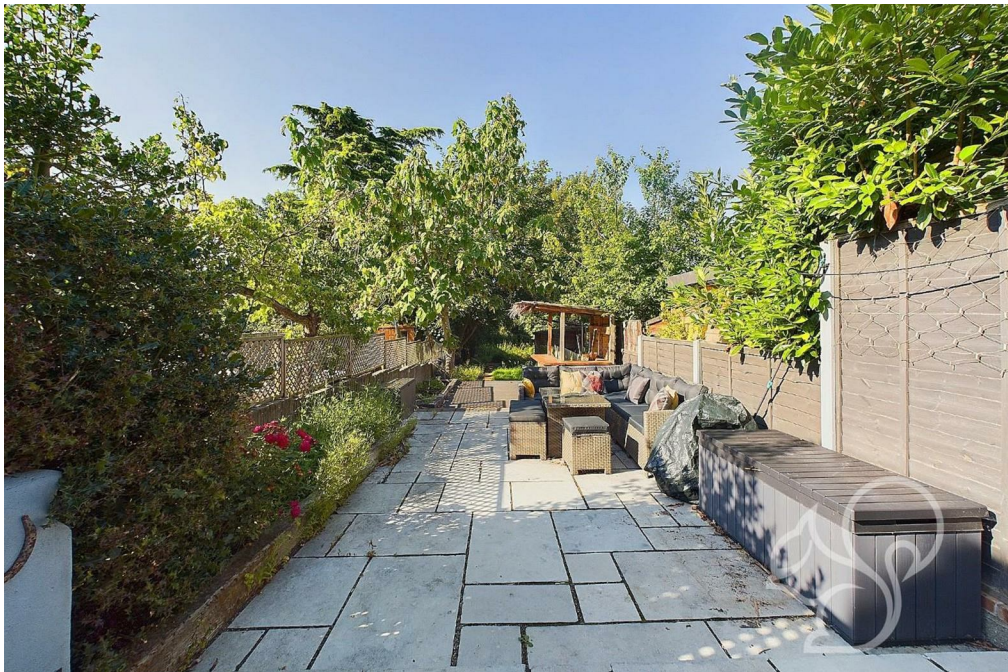








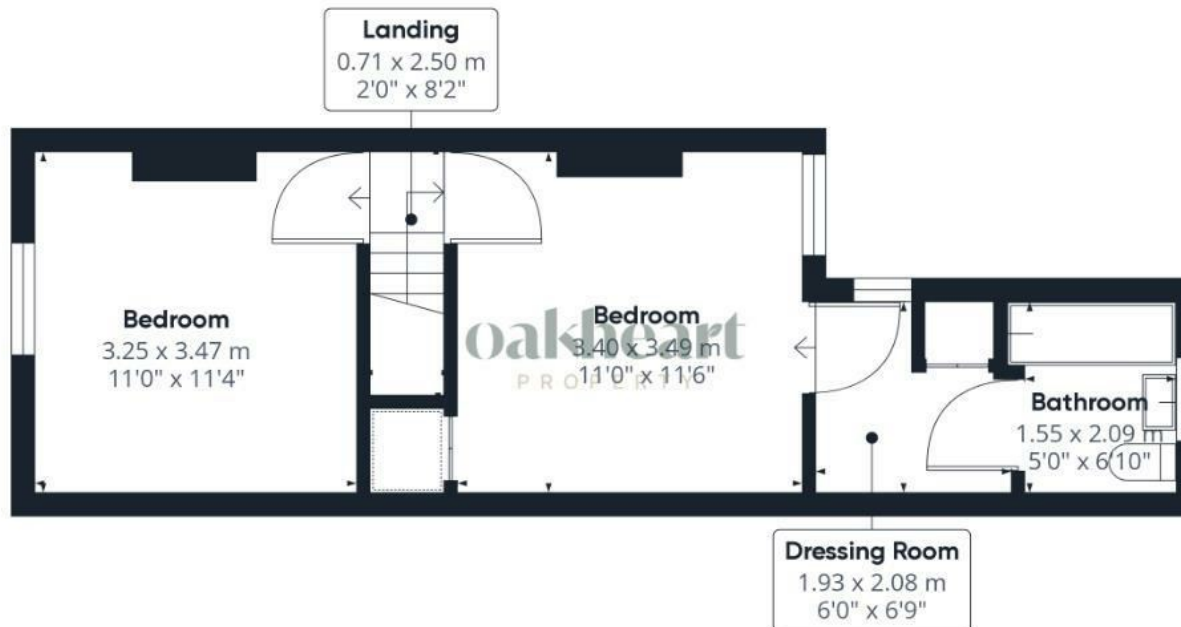








Ground Floor



Floor 1

Approximate total area⁽¹⁾

67.73 m²

729.04 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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