

oakheart



£300,000

Guide Price  
Collingwood Road, Stanway





Guide Price: £300,000 - £325,000.

A well presented & extended three-bedroom terraced house ideally situated in the sought-after area of Stanway, offering excellent access to local schools, Stane Retail Park, the A12, and Marks Tey Train Station, which provides direct trains to London Liverpool Street.

As you enter the property, you are greeted by a welcoming entrance hall leading to a spacious lounge, perfect for relaxation. The rear extension accommodates a bright and airy dining room, featuring bi-fold doors that open out to the rear garden, creating a seamless indoor-outdoor living experience. The modern kitchen is equipped with an abundance of cupboard and worktop space, ideal for culinary enthusiasts. Additionally, there is a convenient WC on this level.

The first-floor landing leads to three well-proportioned bedrooms, offering ample space for family living. The family bathroom is stylishly appointed, providing a comfortable and practical space.

The property boasts an enclosed rear garden, thoughtfully designed with a combination of decking, patio, and lawn areas, perfect for outdoor entertaining and relaxation. Two sheds provide additional storage space, and a gate offers side access. To the front, there is off-road parking available (note: no dropped kerb).

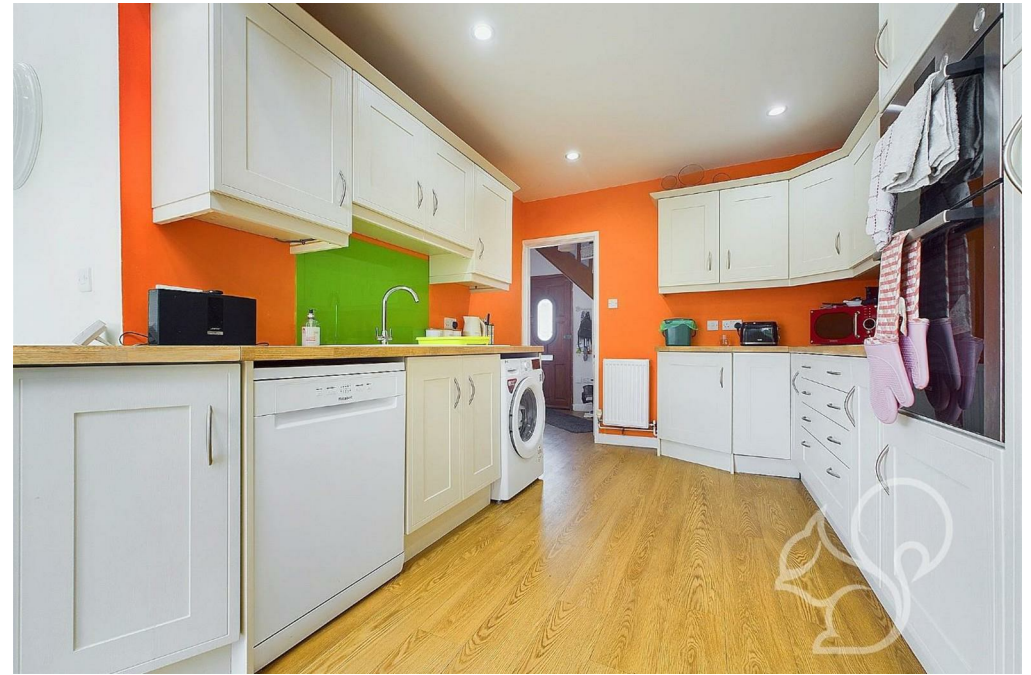
This property is an excellent opportunity for families and commuters alike, blending modern living with convenient access to local amenities and transport links.























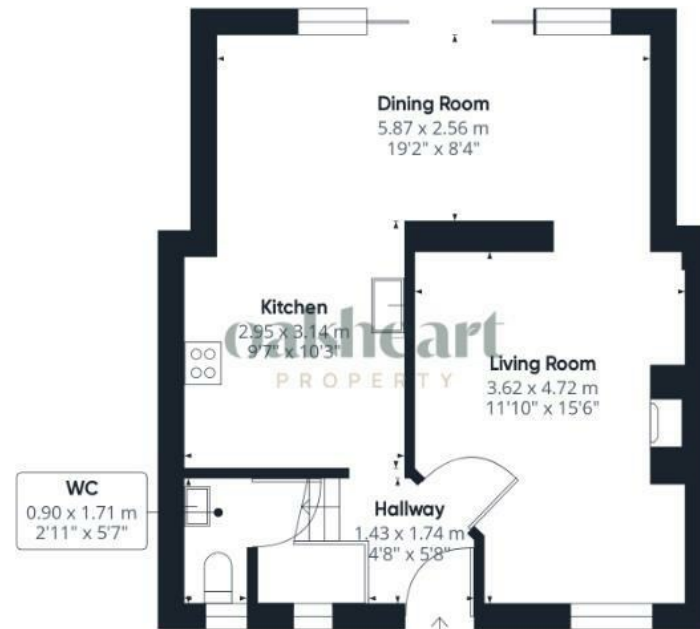












Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

80.69 m<sup>2</sup>  
868.54 ft<sup>2</sup>

**Reduced headroom**

0.02 m<sup>2</sup>  
0.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

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

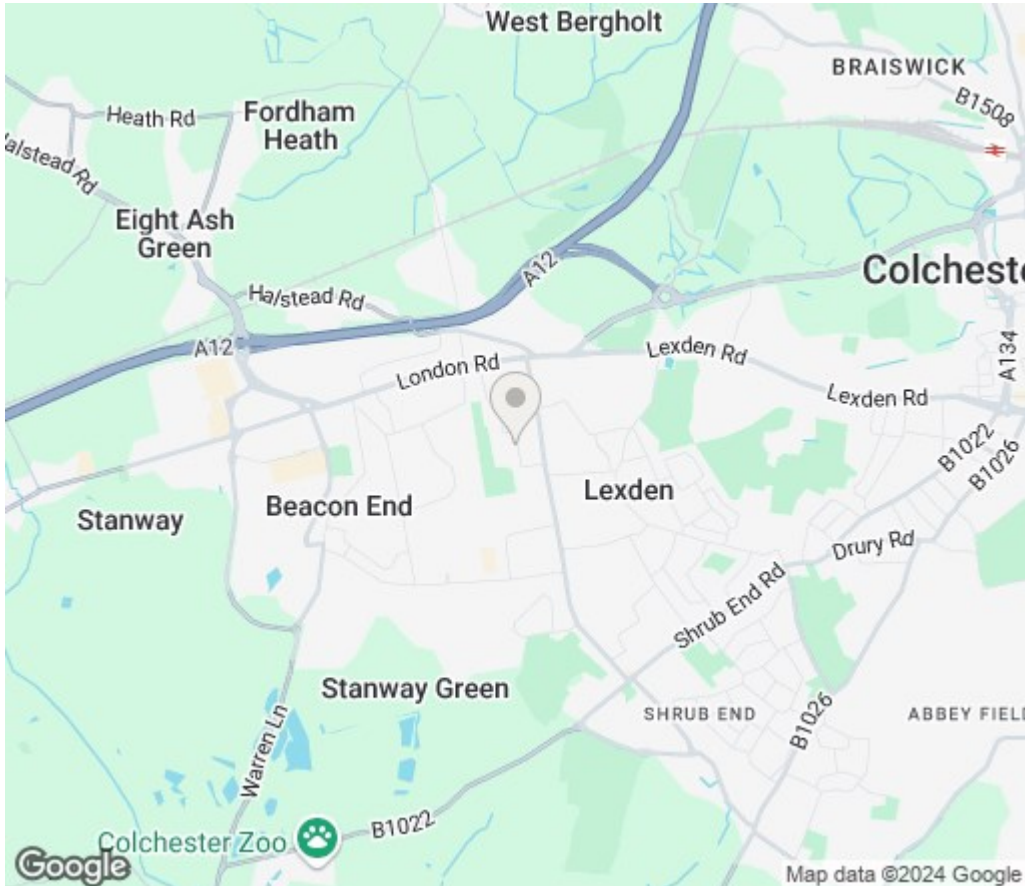
Calculations are based on RICS IPMS 3C standard.




Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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