



£325,000

Guide Price
St. Dominic Road, Colchester

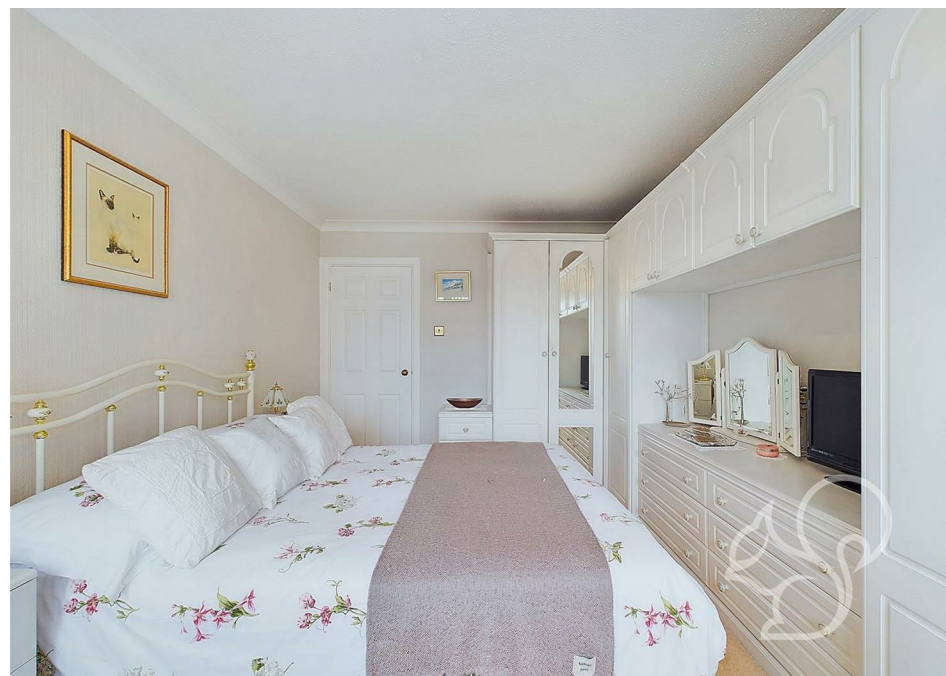
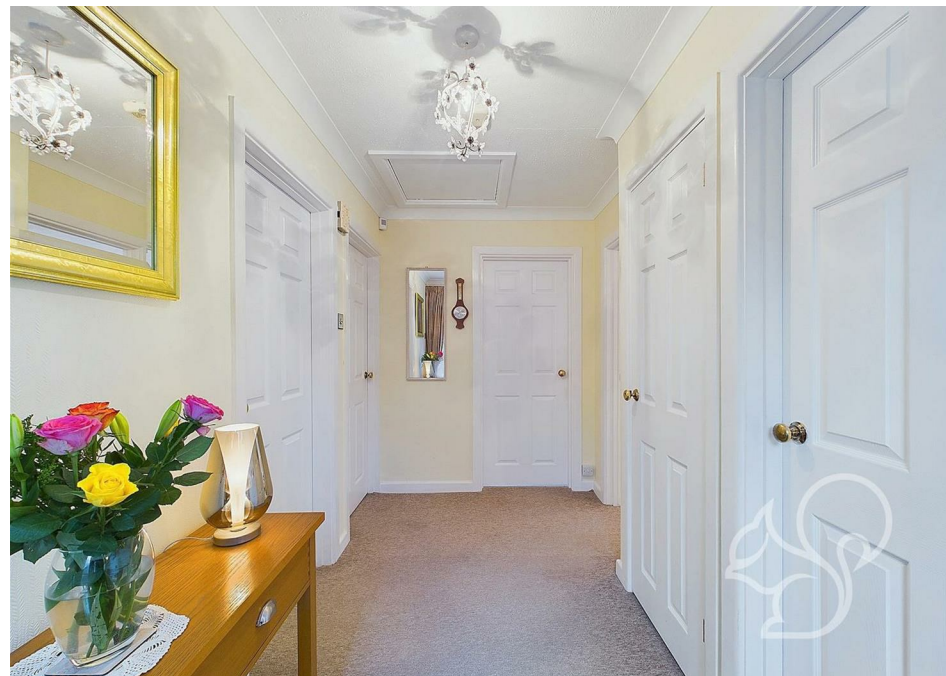


Guide Price: £325,000 - £350,000.

Nestled in the sought-after St. Johns area of Colchester, this well-presented two-bedroom detached bungalow offers an ideal blend of comfort and convenience. With easy access to reputable schools, a variety of local shops, amenities, and reliable bus links to Colchester City Centre and Colchester North Station, this property is perfectly positioned for a relaxed and connected lifestyle.

Upon entering, you are greeted by a welcoming entrance hall with a useful storage cupboard. The principal bedroom features built-in wardrobes and storage units, providing ample space. A second double bedroom also benefits from built-in storage. The property boasts a recently refitted modern shower room, designed with contemporary fixtures. The lounge is bright and inviting, with French doors that open out to the rear garden, creating a seamless connection between indoor and outdoor spaces. The large kitchen diner is ideal for family meals and entertaining, offering plenty of room for both cooking and dining.

The exterior of the property includes a low-maintenance, enclosed rear garden made up of a spacious patio area, a raised stoned section, and a summer house, perfect for relaxing or entertaining. There is a side area for bins and recycling, with a convenient side gate. The property also benefits from a driveway providing ample off-road parking, as well as a single garage for additional storage or vehicle parking.



















Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

80.04 m²

861.54 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.

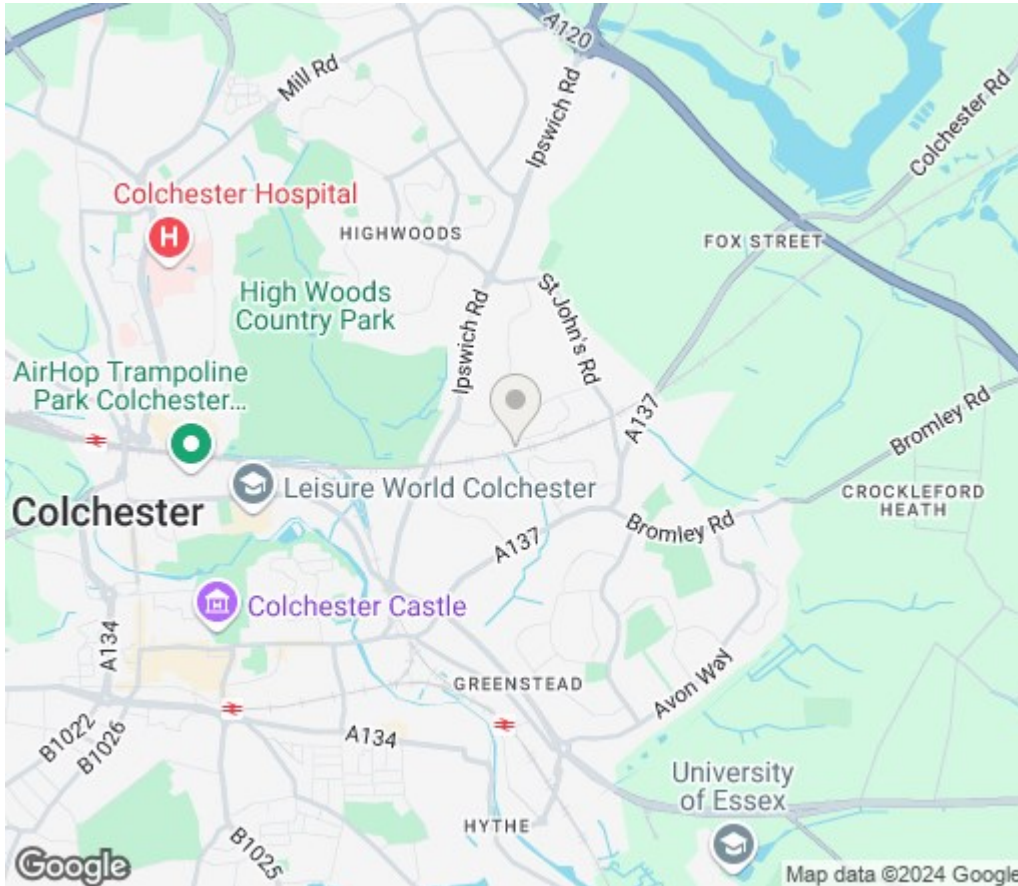
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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.

oakheart

Oakheart Colchester

01206 803 308

colchester@oakheartproperty.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ