

oakheart

£260,000

Guide Price

Montbretia Close, Stanway

Guide Price: £260,000 - £280,000.

Sitting to the West of Colchester, within the highly sought-after Stanway area sits this contemporary two bedroom end of terrace house. Located in the ideal position with easy routes to Colchester's city centre, with a range of local amenities including the ever developing Tollgate Retail Centre and Stane Park. The property benefits furthermore from easy access to the A12 and A120 for major city links. Comprising of a generous lounge, a

modern kitchen/diner alongside two double bedrooms and a fitted bathroom suite. Furthermore providing a well landscaped rear garden with lawn, patio and decking as well as off road communal parking available and garage.

Entry is gained into a hall with space for storage. To the left sits the kitchen, modern in style with high gloss units, an integrated oven, dark wood-effect countertops, a breakfast bar area and rear access. To the right side of the accommodation is the

lounge, carpet laid with a large window for natural lighting and stairs up to the first floor. Benefitting from two double bedrooms, both sitting to the first floor adjacent to the neutrally decorated family bathroom suite including a shower over bath.

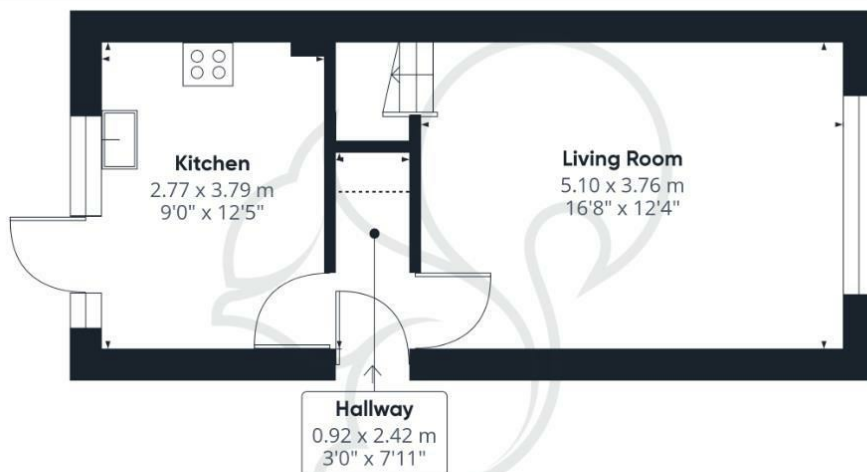
To the rear, the property enjoys a good size rear garden, enclosed with panelled fencing and boasting lawn, patio and a decking area, ideal for the warmer days.











Ground Floor



Floor 1

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Approximate total area¹⁾

64.11 m²
690.07 ft²

Reduced headroom

0.42 m²
4.51 ft²

(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.


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		86
(69-80) C	69	
(55-68) D		
(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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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