

oakheart

£230,000

Offers In Excess Of
Lucas Road, Colchester

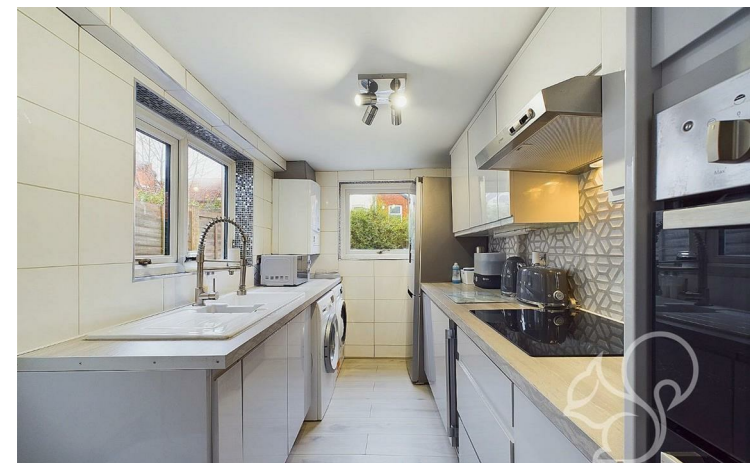
Discover this charming two-bedroom terrace house nestled within walking distance of Colchester city centre, meticulously refurbished by its current owners. As you enter, you'll be greeted by a dining room featuring a beautiful tiled fireplace, which leads down into a welcoming living room. The recently fitted kitchen to the rear provides modern functionality and opens directly to a compact courtyard garden,

perfect for those who appreciate indoor-outdoor living.

Ascending the stairs, you'll find two generously proportioned double bedrooms and a newly installed bathroom, completing the first-floor accommodation. The property offers the added convenience of on-street parking via permit, making it an ideal home for

professionals, couples, or first-time buyers seeking a well-presented property in a prime Colchester location.

With its thoughtful renovation, convenient layout, and proximity to the city centre, this terrace house represents an excellent opportunity to own a characterful home in the heart of Colchester.












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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		90
(81-91) B		
(69-80) C	71	
(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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