

oakheart



£230,000

Guide Price

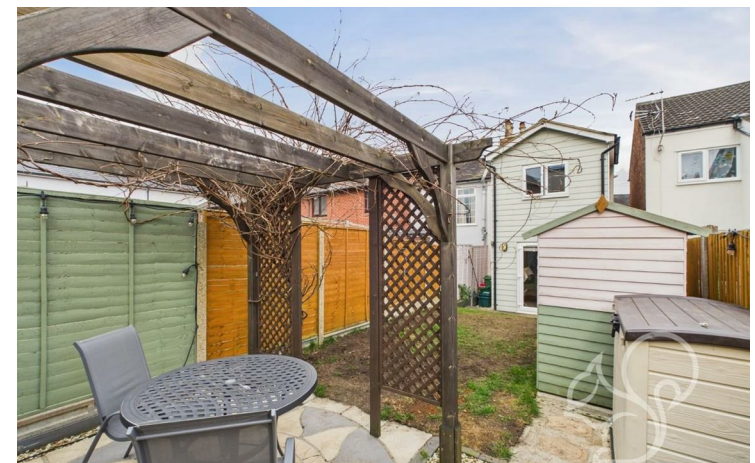
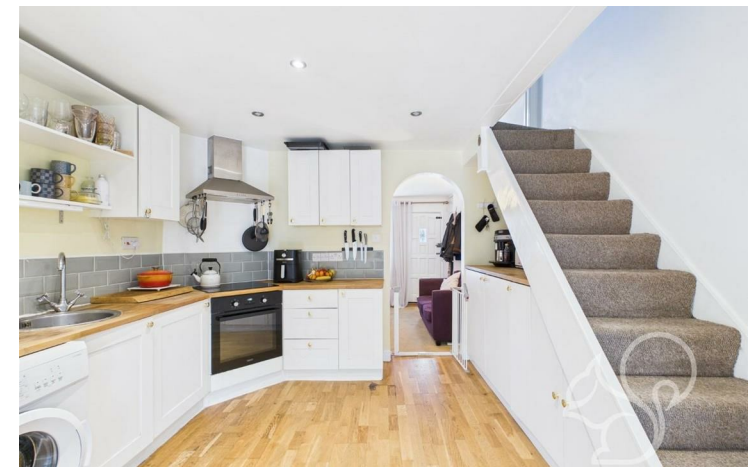
Winnock Road, Colchester

Guide Price: £230,000 - £240,000.

Nestled in the heart of Colchester's popular New Town area, this charming and well-proportioned two-bedroom end of terrace home is perfectly suited for first-time buyers, commuters, or those looking to invest in a well-connected location. Offering a blend of comfortable living space and modern convenience, the property is ideally positioned for easy access to Colchester City Centre and Colchester Town Station, providing direct train services to London Liverpool Street.

As you step into the property, you are welcomed by a bright and inviting lounge, an ideal space for both relaxation and entertaining. Large windows allow for plenty of natural light, enhancing the sense of space and warmth. To the rear of the home, the well-equipped kitchen boasts a generous amount of worktop and cupboard space, providing ample storage and preparation areas for cooking enthusiasts. The layout flows seamlessly into the dining area, which offers a fantastic space for family meals or hosting guests. Double doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living.

Upstairs, the spacious landing includes a built-in storage cupboard, perfect for keeping household essentials neatly tucked away. The principal bedroom is generously sized, comfortably accommodating a large bed along with additional bedroom furniture such as wardrobes and bedside tables. The second double bedroom also offers excellent proportions, making it a versatile space—ideal for a guest room, children's bedroom, or even a home office. Completing the first floor is the large family bathroom, fitted with a bathtub and overhead shower, WC, and wash basin, providing both functionality and comfort.











Ground Floor



Floor 1

oakheart

Approximate total area[®]
56.61 m²
609.35 ft²

Reduced headroom
0.82 m²
8.78 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


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		89
(69-80) C	70	
(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.

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

oakheart