

oakheart



£300,000

Guide Price

Chapel Road, Stanway

Guide Price: £300,000 - £325,000.

Nestled in the heart of Stanway, a picturesque village on Colchester's western edge, this charming two-bedroom family home seamlessly blends character and modern style, making it an excellent choice for first-time buyers. The location is ideal, with local schools, shops, a doctor's surgery, hairdressers, pubs, and restaurants all within walking distance. Families will appreciate the children's play park just across the street, while

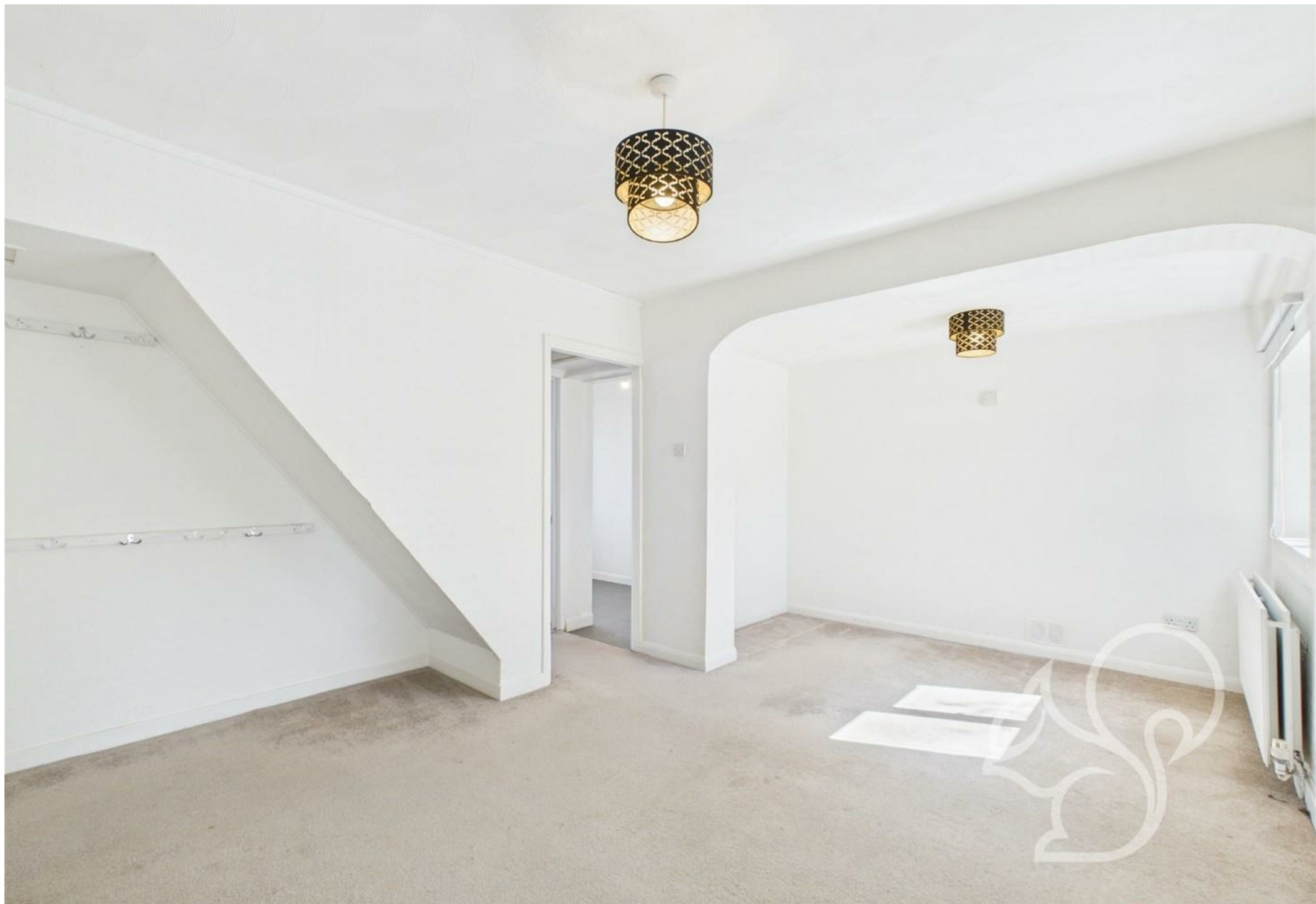
Stane Park and Tollgate Retail Park are also conveniently nearby.

Step into a bright and welcoming entrance hall that leads to a spacious lounge/diner featuring a bay window to the front. A second reception room connects to the well-equipped kitchen, which offers ample storage with fitted eye and base units, worktops, and space for utilities. The kitchen opens onto the rear garden and is complemented by a convenient downstairs shower room.

Upstairs, the principal bedroom impresses with its generous size, feature fireplace, and large front-facing window that floods the room with natural light. This bedroom also includes an en-suite shower room. The second bedroom is equally well-sized and versatile.

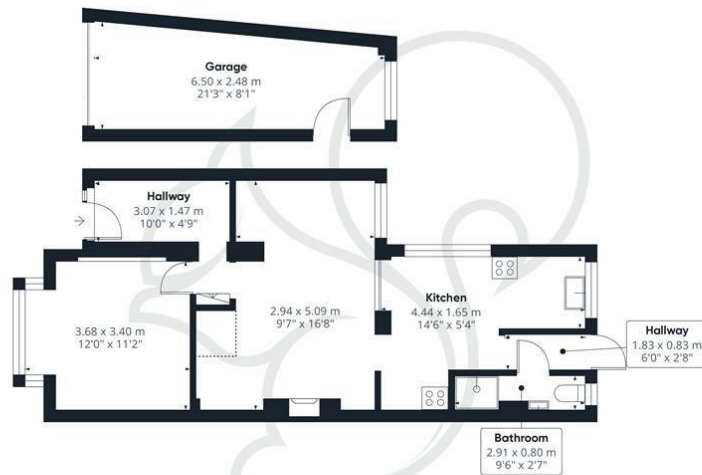
The property boasts off-road parking and a garage, with gated access leading to a spacious rear garden. The garden features a mix of hardstanding areas and lawn, fully enclosed for privacy. A timber-built outdoor bar area adds a fun touch, perfect for entertaining during warmer months.











Ground Floor



Floor 1

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Approximate total area[®]

90.39 m²
972.97 ft²

Reduced headroom

0.82 m²
8.85 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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

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