

oakheart

£290,000

Offers In Excess Of  
Tufnell Way, Colchester



Positioned in a sought-after area of North Colchester, just a 10-minute walk from Colchester North Station, this well-proportioned three-bedroom mid-terraced property offers generous living space and a fantastic garden – ideal for families, commuters, or investors.

Step into the welcoming entrance hall, where to your left you'll find a bright and airy living room, featuring a beautiful bay window that fills the space with natural

light. Continuing through the hallway leads you to a separate dining room, perfect for hosting, which flows into a well-equipped kitchen, offering ample storage and work surfaces. To the side of the kitchen, a light-filled conservatory provides additional living or dining space. Additionally, on the ground floor is a bathroom complete with a walk-in shower for added convenience.

Upstairs, the property offers three generously sized

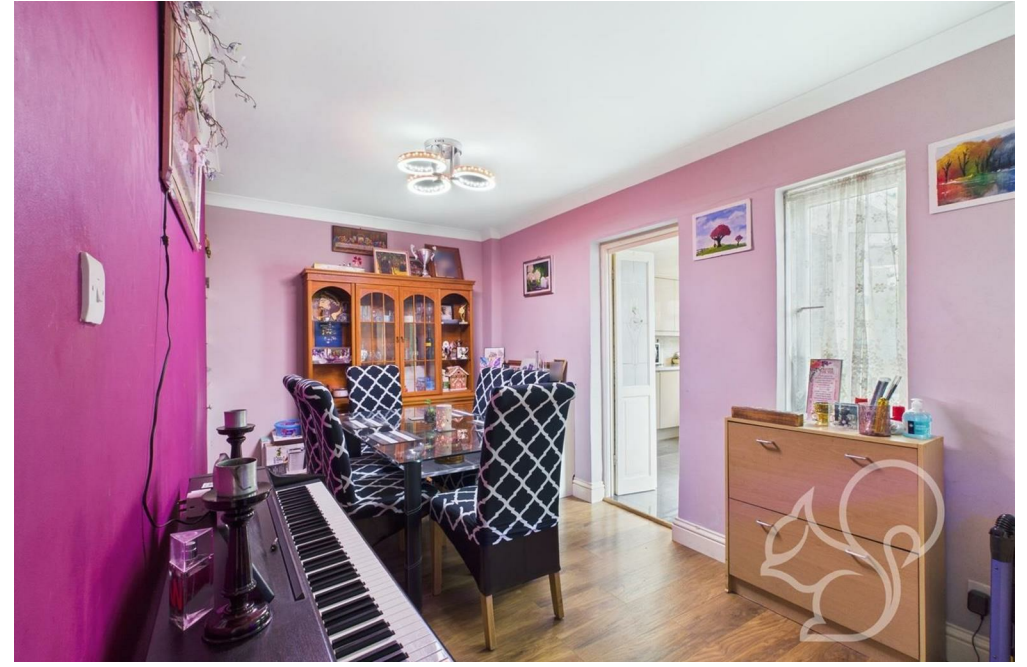
double bedrooms, each well-proportioned and full of potential for comfortable family living or working from home.

This property boasts an impressive 100ft north-facing rear garden – a private and peaceful outdoor retreat, ideal for families and garden lovers alike. Parking is available on the street and there is a residents parking area for additional convenience.



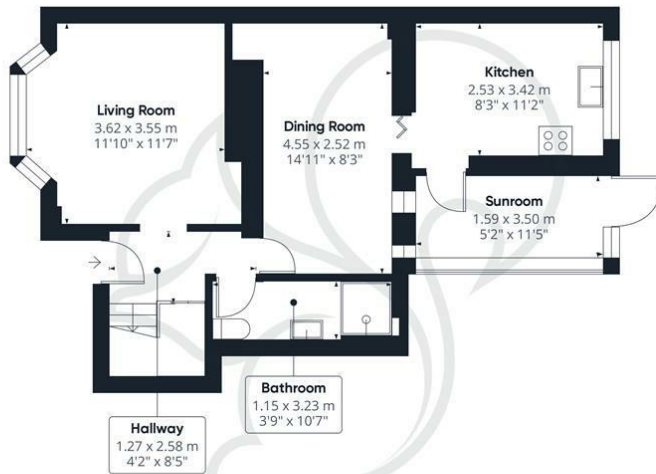












Ground Floor



Floor 1

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**Approximate total area<sup>®</sup>**  
81.9 m<sup>2</sup>  
881.56 ft<sup>2</sup>

(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:**  
B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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