

The logo for Oakheart, featuring the word "oakheart" in a white, lowercase, sans-serif font against a blue sky background.

oakheart

£280,000

Offers In Excess Of
Brigade Grove, Colchester

Situated within close proximity to the beautiful Abbey Fields, Colchester City Centre, and Colchester Town Station — offering direct trains into London Liverpool Street — this stylish two-bedroom mid-terraced home offers the perfect blend of modern living and convenience.

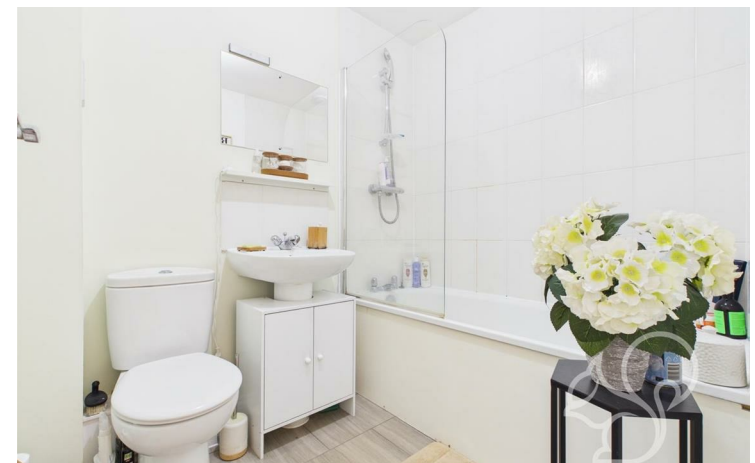
Upon entering, you are welcomed by a light and inviting hallway leading to a convenient downstairs WC. The well-appointed U-shaped kitchen boasts an abundance of cupboard and worktop

space, complemented by integrated appliances. To the rear, the spacious lounge and dining area provides the perfect space for relaxation and entertaining, featuring an understairs storage cupboard and double doors opening out to the rear garden.

Upstairs, the principal bedroom offers a comfortable and serene retreat, while the second double bedroom benefits from its own built-in storage cupboard. A sleek and modern family bathroom completes the first-floor accommodation.

The property enjoys a good-sized enclosed rear garden, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. A handy shed is located at the rear of the garden, alongside rear access leading to an allocated parking space.

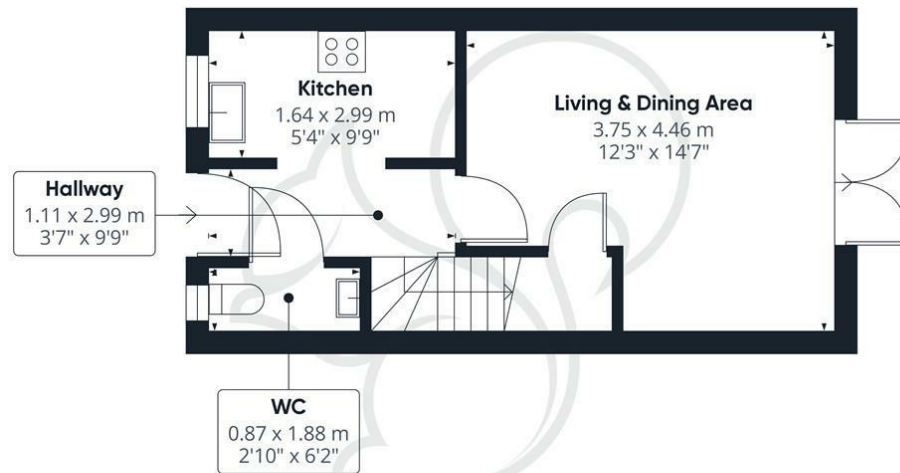
An ideal purchase for first-time buyers, commuters, or investors alike.



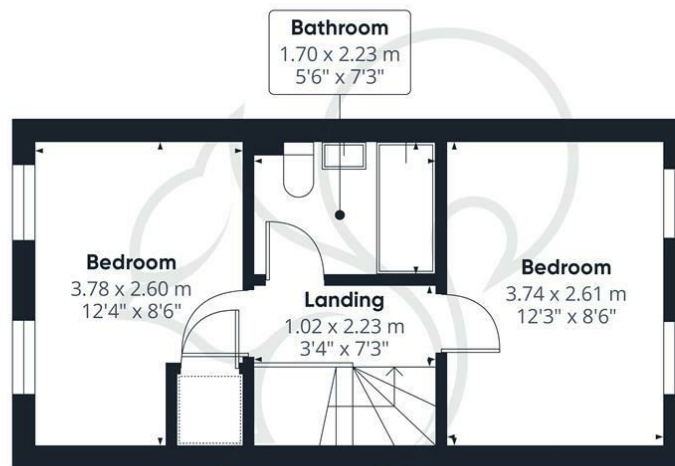








Ground Floor



Floor 1

oakheart

Approximate total area[®]
52.75 m²
567.79 ft²

(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:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	77	
(69-80) C		
(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.

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