

oakheart



£280,000

Offers In Excess Of
Brisbane Way, Colchester

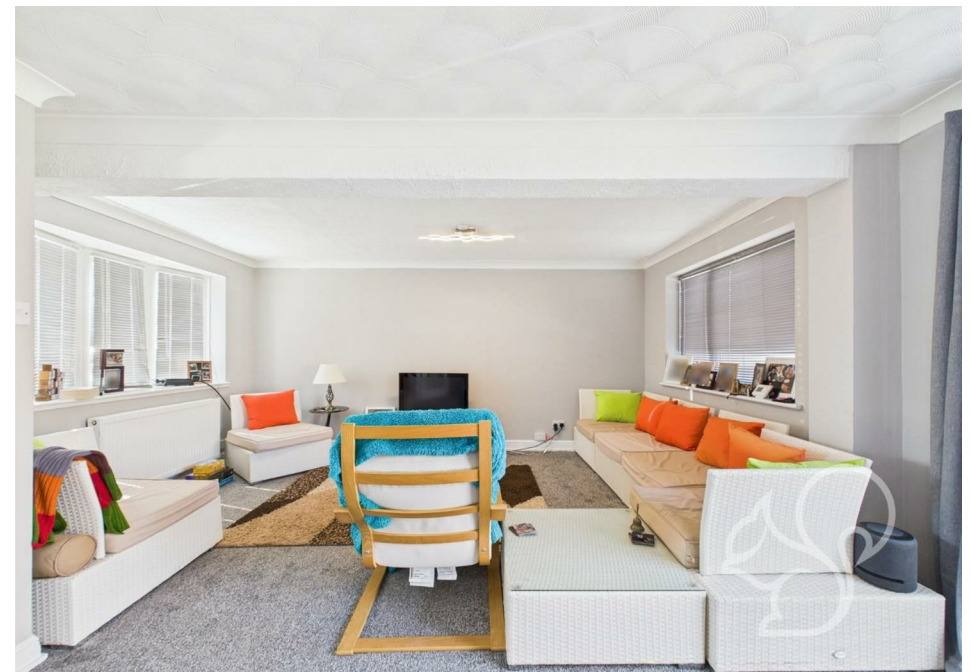


Welcome to this beautifully presented 3-bedroom end-of-terrace property, ideally situated in the desirable southern area of Colchester. Recently re-carpeted and freshly painted throughout, this home offers a perfect blend of modern comfort and stylish living, making it an excellent choice for families or professionals alike.

As you step inside, you are greeted by an entrance porch that leads into a welcoming hallway. The heart of the home is the expansive lounge/diner, featuring large double doors that seamlessly connect the indoor space to the rear garden, creating an inviting atmosphere perfect for both entertaining guests and enjoying cosy family evenings. The kitchen, which has been tastefully fitted over the past few years, boasts contemporary appliances and ample storage solutions, making it a joy to cook in.

Ascending the staircase, you arrive at a landing that provides access to all three generously sized bedrooms and the family bathroom. Each bedroom is filled with natural light, creating a warm and inviting atmosphere. The main bedroom is particularly noteworthy, as it features an additional dressing room that offers plenty of space for clothing and personal items, enhancing your living experience with added convenience.

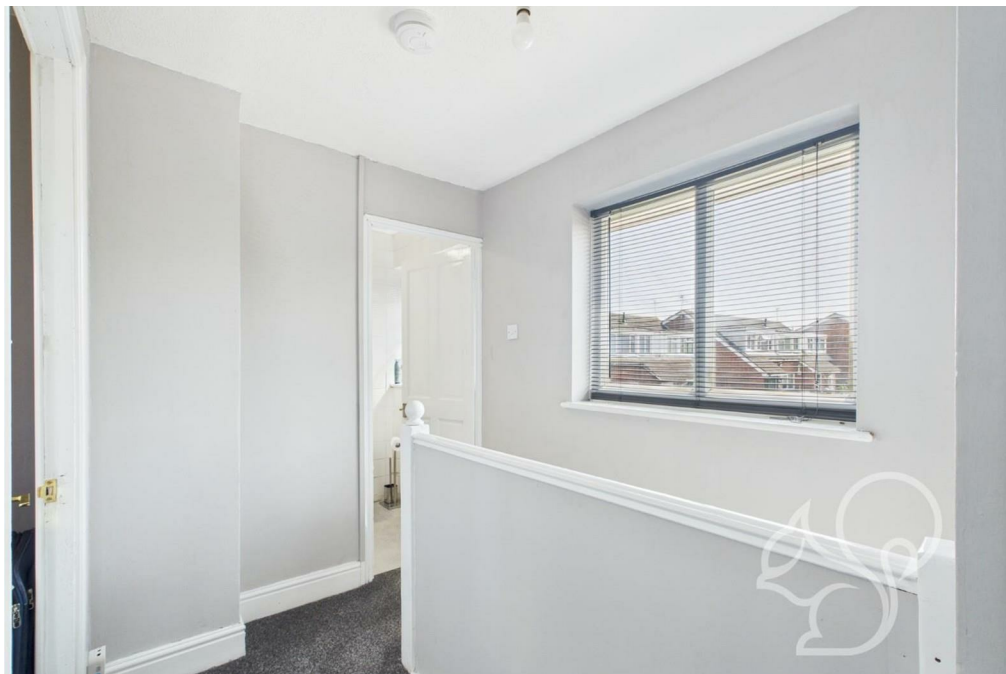
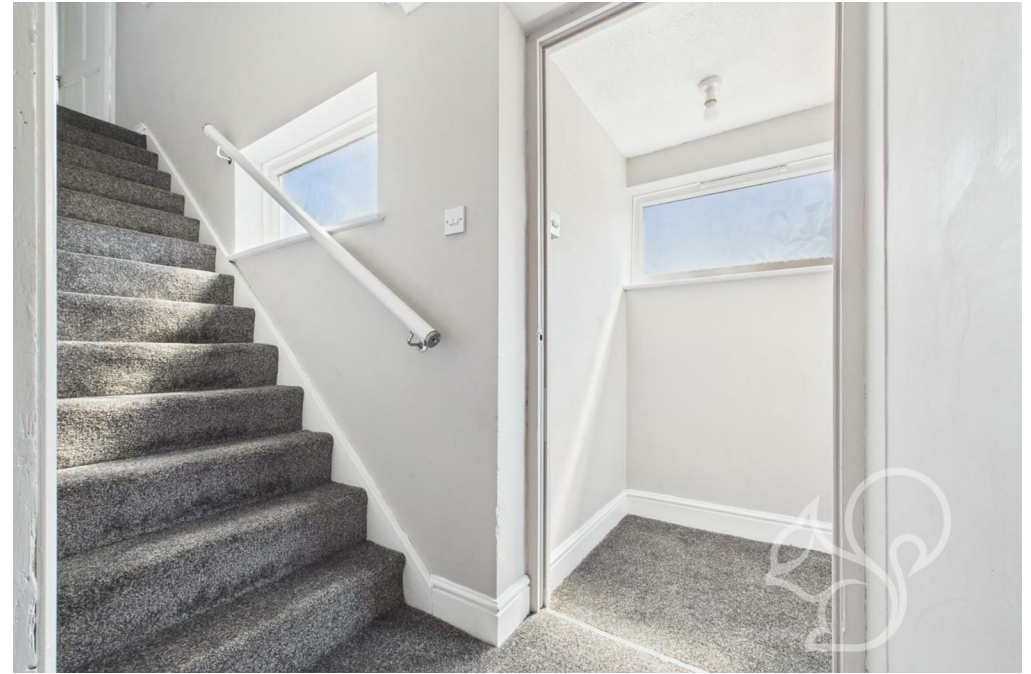
Externally, this property benefits from off-road parking via a private driveway, ensuring ease of access for you and your guests. The rear of the home showcases a charming courtyard-style garden, perfect for outdoor dining, gardening, or simply unwinding in a tranquil setting.









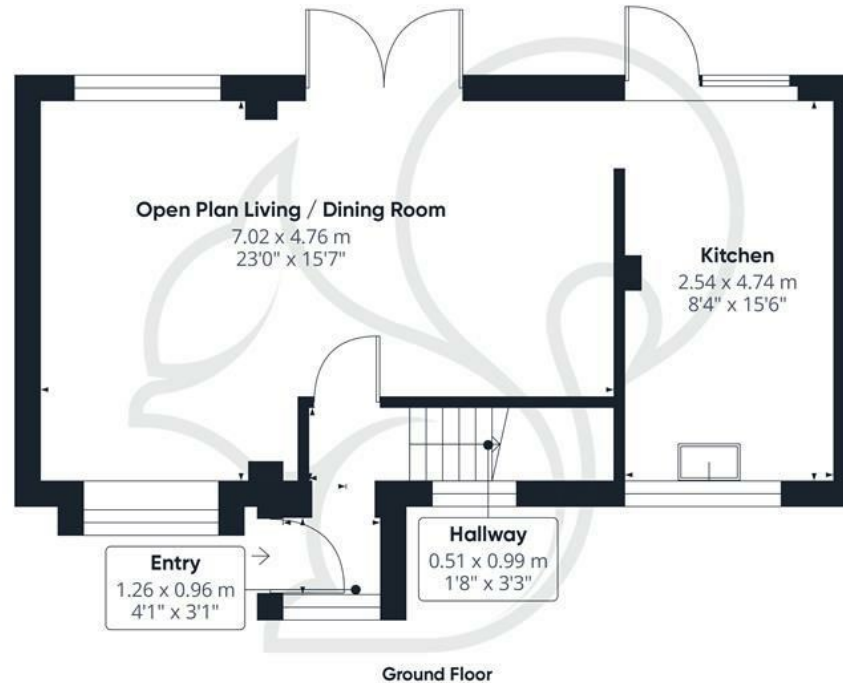








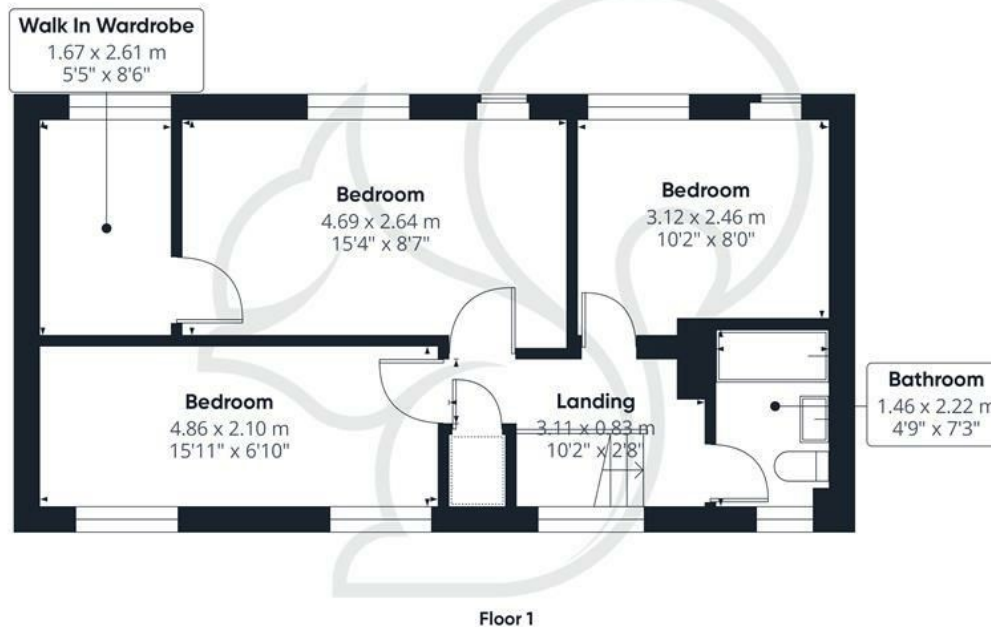
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Approximate total area⁽¹⁾

90.4 m²

973 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 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:
C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	62	
(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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