

oakheart

£325,000

Offers In Excess Of
Collingwood Road, Colchester

Discover this beautifully presented three-bedroom end-of-terrace family home in the sought-after area, west of Colchester. The location is ideal for families, offering easy access to well-regarded local schools, shops, and convenient public transport links into Colchester's vibrant city centre. You'll also be within walking distance of major retail destinations at Tollgate and Stane retail parks, and just a short drive from the A12, A120, and Marks Tey train station, which provides direct

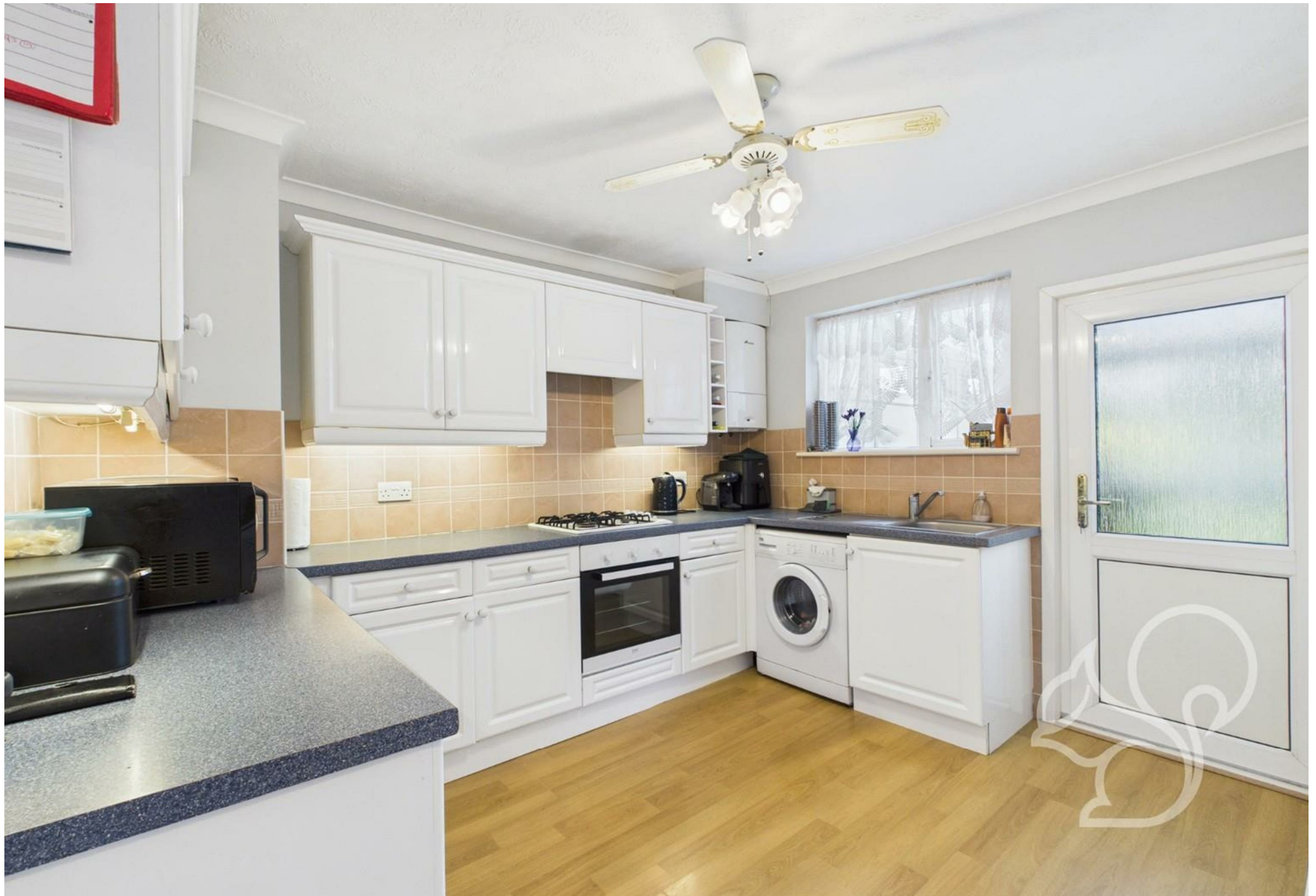
services to London Liverpool Street.

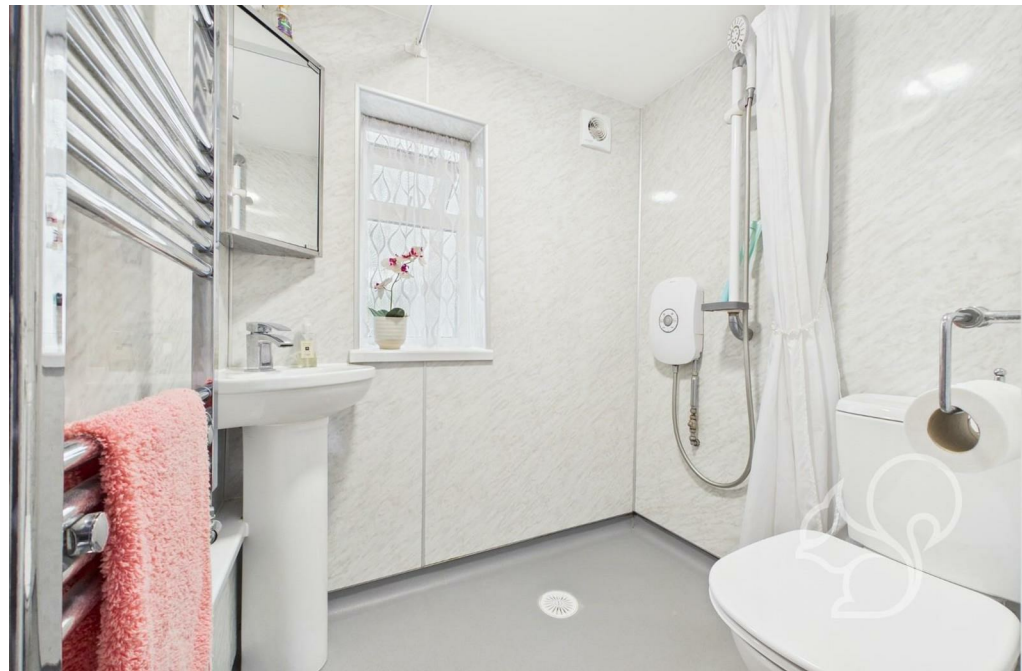
Inside, the home features an inviting entrance hallway leading to a bright, dual-aspect lounge with a recently installed multi-fuel burner. The kitchen is fully equipped with ample counter space, storage, and utility connections, and opens into a conservatory-perfect for dining with garden views. A modern wet room completes the ground floor.

Upstairs, there are three bedrooms (two doubles and a single), with the principal bedroom overlooking the rear garden.

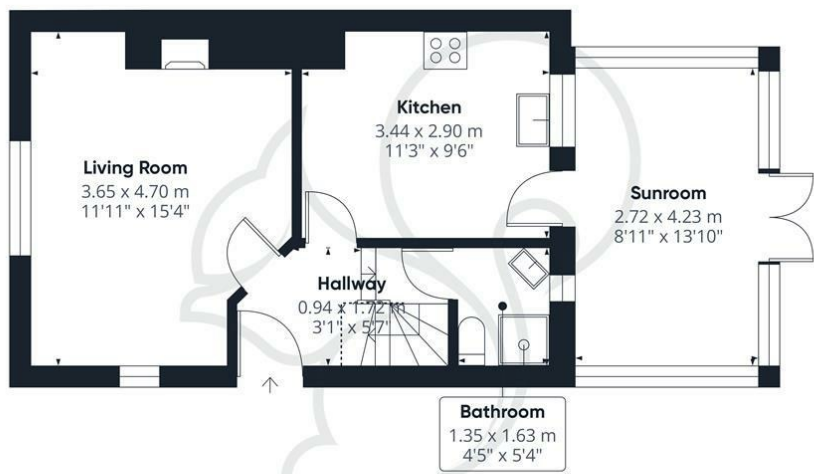
Outside, enjoy a spacious garden with patio and decked seating areas, a pergola, lawn, established borders, two timber sheds, and a greenhouse. The front offers a block-paved driveway with parking for several vehicles, bordered by a low brick wall and fencing, plus side access to the rear garden.



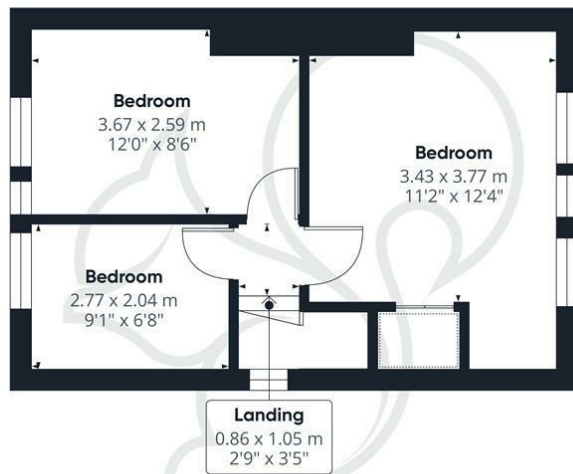








Ground Floor



Floor 1

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Approximate total area⁰⁰

72 m²
775 ft²

Reduced headroom

0.7 m²
8 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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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