

£270,000

Guide Price  
Montbretia Close, Stanway





Guide Price: £270,000 - £280,000.

Nestled in a quiet cul-de-sac in the ever-popular area of Stanway, this spacious two-bedroom end of terrace house offers a fantastic opportunity for first-time buyers, downsizers, or investors alike. With its well-proportioned accommodation, private garden, garage and convenient access to an array of local amenities, high-performing schools, and excellent transport links, this home effortlessly combines comfort, practicality, and location.

Step inside via a welcoming entrance hallway, complete with a large built-in storage cupboard—ideal for coats, shoes, or household essentials. The generous lounge is filled with natural light and offers a comfortable and

versatile space for relaxing or entertaining.

To the rear of the property, the kitchen is well-appointed with ample cabinetry and worktop space, providing room for both cooking and dining. Leading off the kitchen is a bright and airy conservatory, which enjoys views over and direct access to the rear garden.

Upstairs, the property offers two excellent double bedrooms. The principal bedroom is a spacious retreat with room for wardrobes and additional furnishings. The second bedroom is also a comfortable double and enjoys charming views over the allotments. Completing the first floor is a modern family bathroom, fitted with a white suite comprising a panelled bath with

shower over, a wash basin, and a low-level WC.

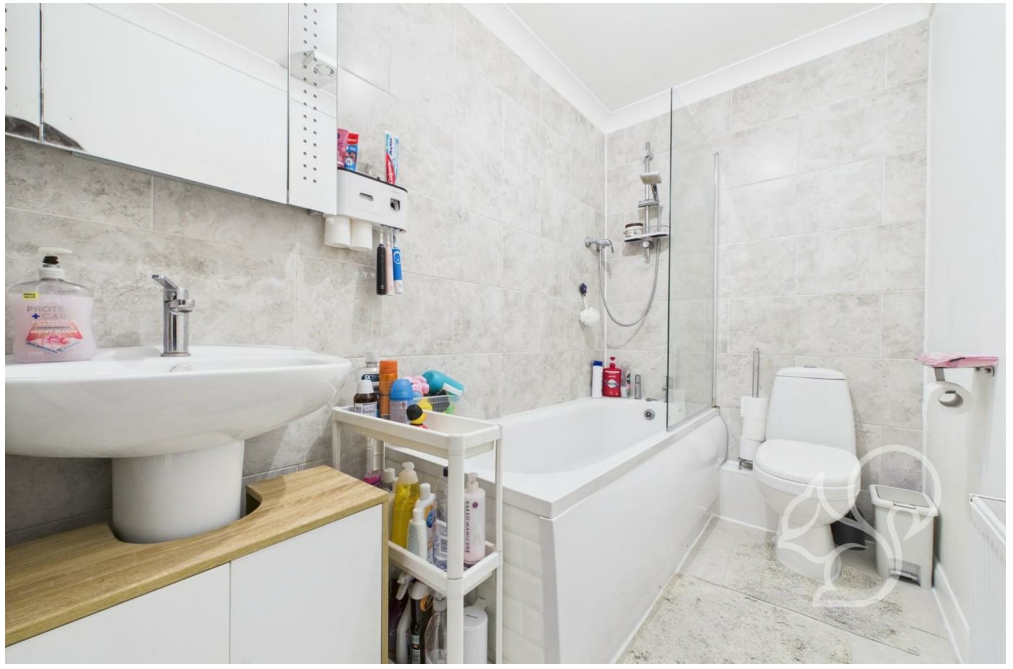
The rear garden is fully enclosed and designed for ease of maintenance, featuring a neat combination of patio and artificial lawn, making it ideal for those looking for an attractive outdoor space without the upkeep. Whether you enjoy gardening, entertaining, or simply relaxing outside, this garden is a versatile extension of the home.

To the front, the property benefits from resident-only parking and a single garage, offering secure storage.



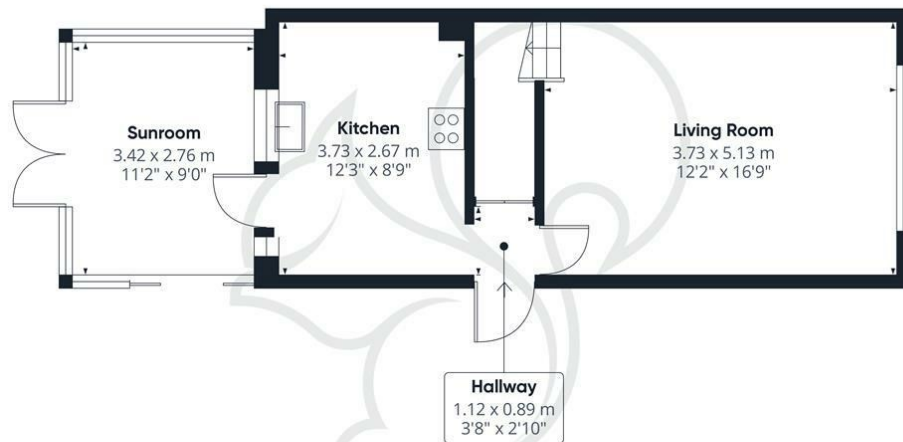












Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>(1)</sup>

73.8 m<sup>2</sup>  
796 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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