

oakheart

£325,000

Guide Price

Travers Road, Colchester



Guide Price: £325,000 - £350,000.

Set on the ever-popular Travers Road within The Quarters development, this impressive three bedroom, two bathroom link-detached home offers stylish, modern living with generous and flexible accommodation across two floors. Ideally positioned close to well-regarded schools, everyday amenities, and excellent transport connections, it's an ideal choice for families or anyone looking for a move-in ready home with high-quality finishes throughout.

The moment you step inside, you're welcomed by a bright entrance hall with access to a handy ground floor WC. At the rear of the home sits a beautifully

designed open-plan kitchen, dining, and living space. This contemporary hub features sleek cabinetry, extensive worktop space, and integrated appliances, along with a large understairs storage cupboard. Flowing naturally from here is the extended sunroom, creating a brilliant second reception area with doors opening onto the rear garden, making it perfect for entertaining or simply relaxing in comfort throughout the year.

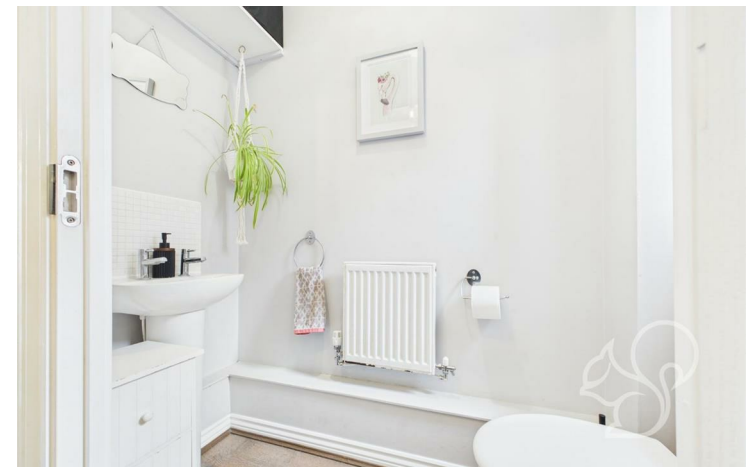
Upstairs, the landing provides additional built-in storage and leads to a generous principal bedroom complete with a walk-in dressing area fitted with bespoke built-in units. This bedroom also boasts a recently updated en-suite shower room finished to a high standard with a double walk-in shower, WC,

and wash basin. Two further well-sized bedrooms and a modern family bathroom complete the first floor.

Outside, the rear garden is fully enclosed and designed for easy maintenance, featuring lawn, an artificial grass area, a storage shed, and side access. To the side of the property, a private driveway offers off-road parking for multiple vehicles.

Agents Note:

The current owners advise there is an annual estate charge of approximately £80-£100.









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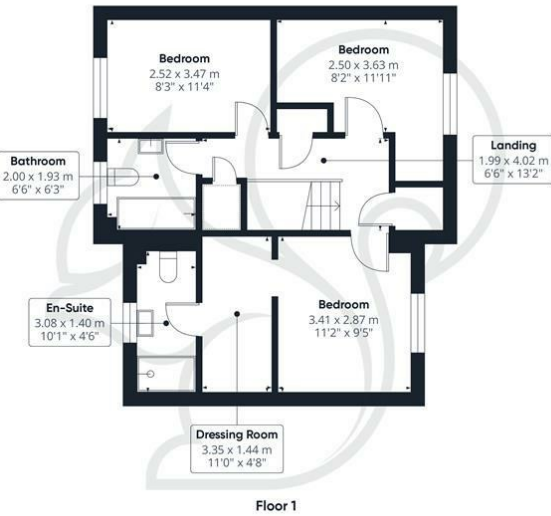
Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C



Approximate total area⁽¹⁾
88,7 m²
955 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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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