

oakheart

£250,000

Guide Price

Forest Road, Colchester



Guide Price: £250,000 - £270,000.

This well-presented three-bedroom house with no onwads chain is located in the sought-after East Colchester area, known for its convenient access to a wide range of local shops, amenities and reputable schools. The property also offers excellent transport links and is ideally positioned close to Colchester Town Centre, the University

of Essex, and provides easy access to the A12, making it suitable for commuters and families alike.

The ground floor features a spacious lounge offering ample room for both relaxation and dining. The fitted kitchen includes a range of units and comes equipped with selected appliances, and there is also the added convenience of a downstairs WC.

On the first floor, the property offers two generously sized double bedrooms and a well-proportioned single bedroom, along with a modern family bathroom featuring a shower over the bath.

Externally, the home benefits from an enclosed rear garden, ideal for outdoor dining or family activities, as well as driveway parking to the front.



















Ground Floor



Floor 1

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Approximate total area<sup>8</sup>

81.97 m<sup>2</sup>  
882.32 ft<sup>2</sup>

Reduced headroom

1.17 m<sup>2</sup>  
12.59 ft<sup>2</sup>

(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:

Tenure:

Freehold

Council Tax Band:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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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