

**oakheart**



£325,000

Fingringhoe Road, Colchester

This stunning three-bedroom end-of-terrace home has been thoughtfully and comprehensively refurbished, creating a contemporary living space finished to an immaculate standard throughout. Ideally positioned in a highly convenient location, the property is offered for sale with no onward chain, allowing for a smooth and swift purchase.

Conveniently located close to local amenities, reputable schools, and excellent transport links, this home provides easy access to everything required for modern living.

The ground floor is introduced by a spacious entrance hall, offering sufficient room for a home office or study area, with stairs leading to the first-floor landing. A stylish modern bathroom is conveniently located on this level. Moving through the property, you are welcomed into an impressive open-plan kitchen, dining, and family room—perfectly designed for both everyday living and entertaining. The newly installed kitchen features sleek contemporary cabinetry, integrated appliances, ample worktop space, and a striking central island, all flowing effortlessly into a bright and comfortable living area.

The first floor offers three well-proportioned bedrooms, each finished to a high standard, alongside a modern and elegantly designed shower room. Throughout the home, new flooring, fresh neutral décor, and upgraded fixtures enhance the sense of quality and modern comfort.

Externally, the property benefits from carport parking and a low-maintenance rear garden, predominantly laid with artificial lawn, complemented by established flower beds, a decked patio area ideal for outdoor seating, and two useful outbuildings.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Local Authority:  
Colchester

Tenure:  
Freehold

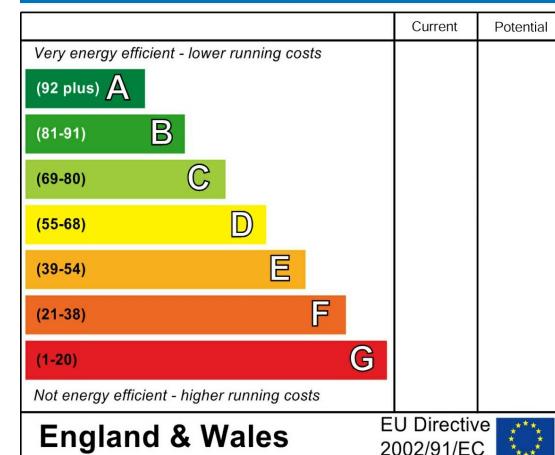
Council Tax Band:  
B

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

127.9 m<sup>2</sup>  
1377 ft<sup>2</sup>

Reduced headroom  
0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

### Energy Efficiency Rating



(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

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

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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.