

oakheart

£160,000

Colyers Reach, Chelmsford

This charming one-bedroom cluster house is a hidden gem in a prime Chelmsford location, spread over two thoughtfully designed floors, making it ideal for first-time buyers, downsizers, or buy-to-let investors.

As you step inside, you are welcomed by an open-plan lounge area that exudes warmth and invites relaxation or entertaining guests. This inviting space flows seamlessly into a modern kitchen, featuring stylish finishes and a range of well-appointed

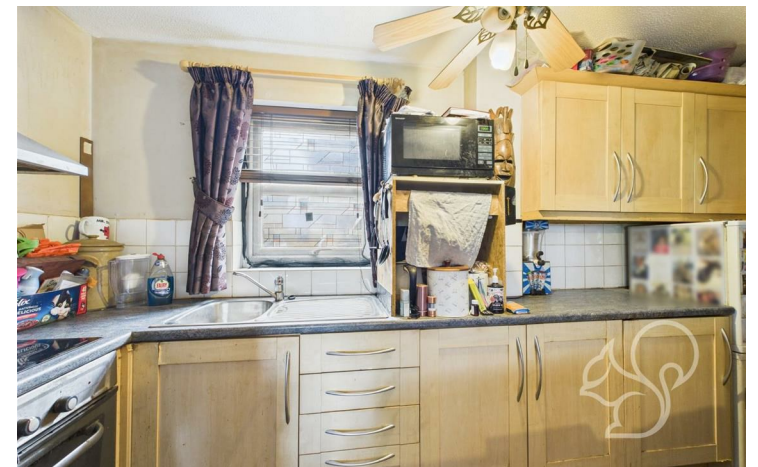
units that will delight culinary enthusiasts.

Upstairs, you will discover a spacious mezzanine double bedroom complete with double-door built-in wardrobes. Adjacent to the bedroom is a full-size modern bathroom, tastefully designed for both comfort and convenience.

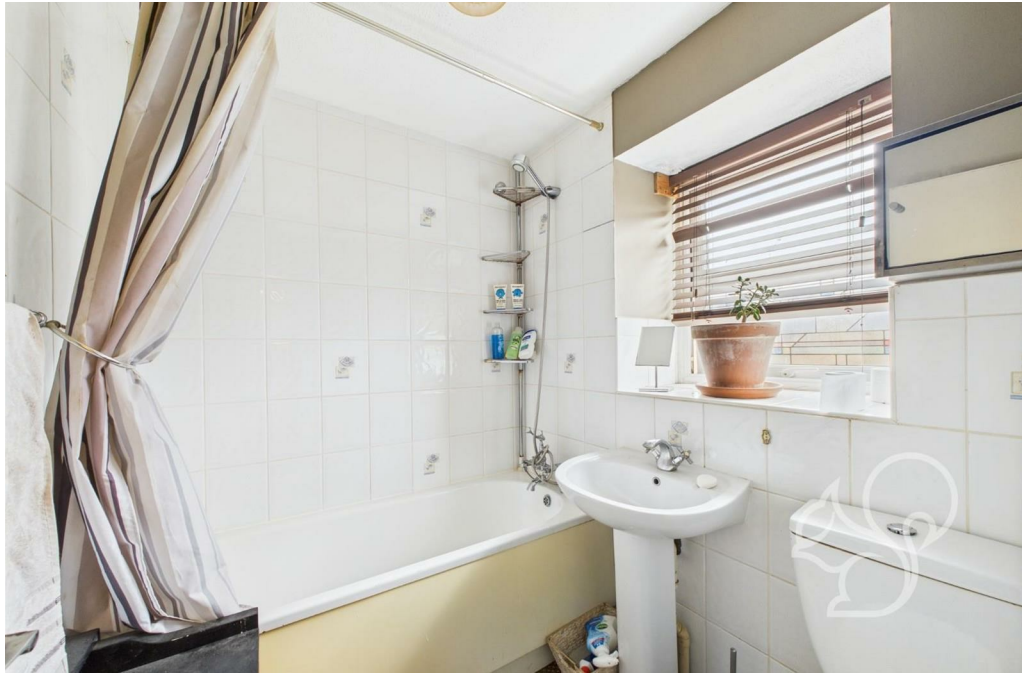
The property includes allocated parking spaces along with additional on-street parking, ensuring ease of access and peace

of mind for residents. Residents can also enjoy well-kept communal gardens, providing a tranquil outdoor space to unwind. The garden area just outside is perfect for relaxing on warm summer days.

Conveniently located near shops and amenities, this home offers the best of urban living with everything you need just a stone's throw away. With excellent local public transport and road links to Chelmsford, as well as easy access to major retail parks and various services, this property truly combines comfort with convenience.











Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>m</sup>  
37.2 m<sup>2</sup>  
400 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Local Authority:**  
Chelmsford District Council

**Tenure:**  
Leasehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Oakheart Chelmsford  
01245 800181  
chelmsford@oakheart.co.uk  
20 Victoria Road, Chelmsford, Essex, CM1 1PA

**oakheart**