



## Coeur De Lion, Colchester

A well-presented two-bedroom semi-detached home with a modern kitchen, bright conservatory, single garage, and an enclosed rear garden, ideally placed for Colchester City Centre and mainline station.

Guide price £290,000

# Coeur De Lion

Colchester, CO4



- Guide Price £290,000 - £300,000
- Two double bedrooms
- Versatile conservatory space
- Private rear garden
- Single garage
- Bordering High Woods Country Park
- Close to Colchester Hospital and North Station

## The Property

On entry, a bright sitting room sets the tone, flowing into a fitted kitchen and then a versatile conservatory, ideal as a dining area or study. Upstairs, two comfortable bedrooms are served by a contemporary bathroom. The layout feels light and practical throughout, with useful storage and a calm, neutral finish.

## The Outside

The rear garden is private and easy to maintain, with patio areas for relaxing and entertaining. A single garage, with pedestrian access to the garden, provides secure parking or additional storage, with further on-street parking available.

## The Area

Coeur De Lion is a popular residential spot within easy reach of Colchester City Centre, Highwoods Country Park and Colchester Hospital, as well as convenient links to both Colchester's mainline station and the A12, an appealing choice for first-time buyers or investors.

## Further Information

Tenure - Freehold

Council Tax - Colchester Band C

Mains Sewerage, Electricity, Gas, Water, Drains

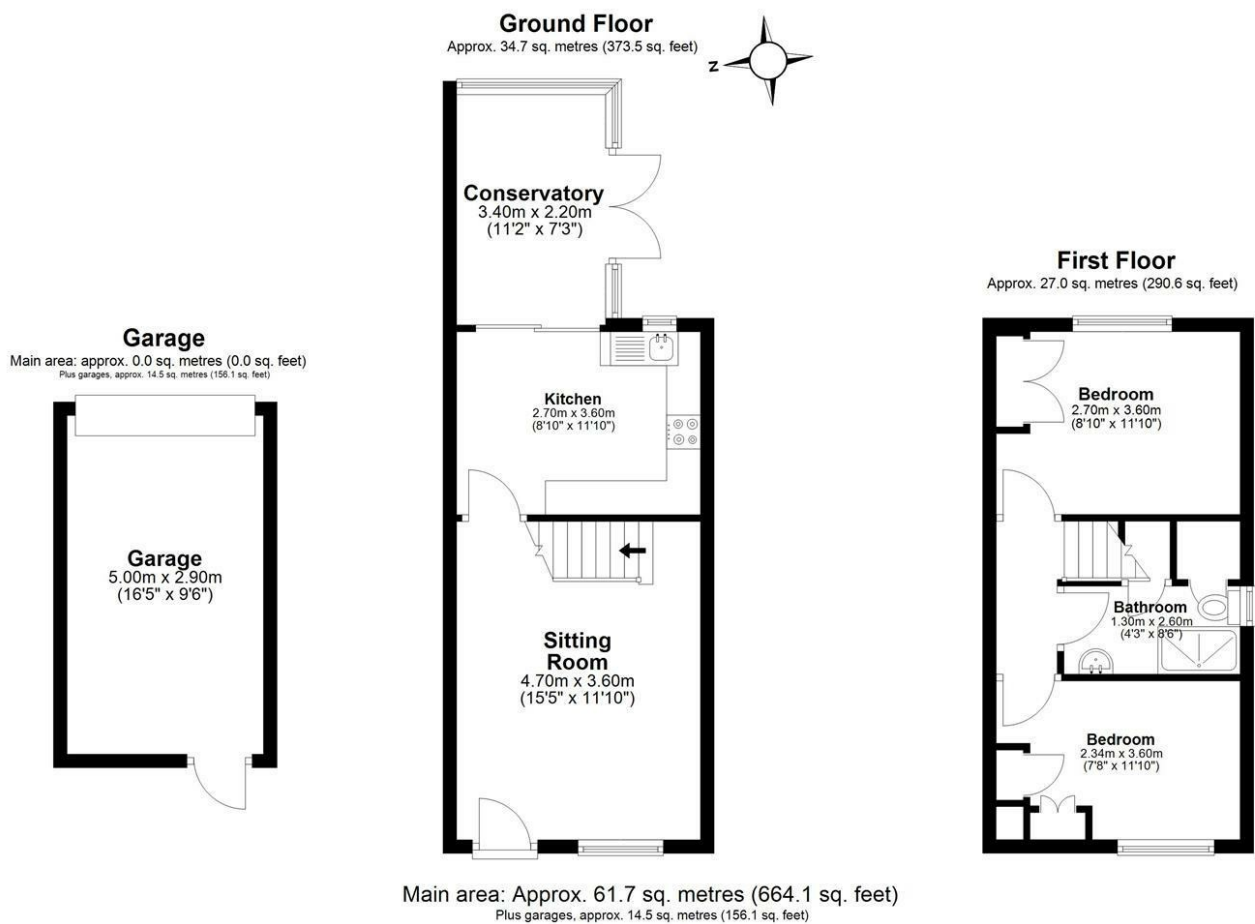
Construction - Brick

Sellers Position - Needs to secure an onwards purchase.





Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	