



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.

Offers in excess of £250,000

Coeur De Lion

Colchester, CO4



- Two double bedrooms
- Single garage
- Versatile conservatory space
- Bordering High Woods Country Park
- Private rear garden
- 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

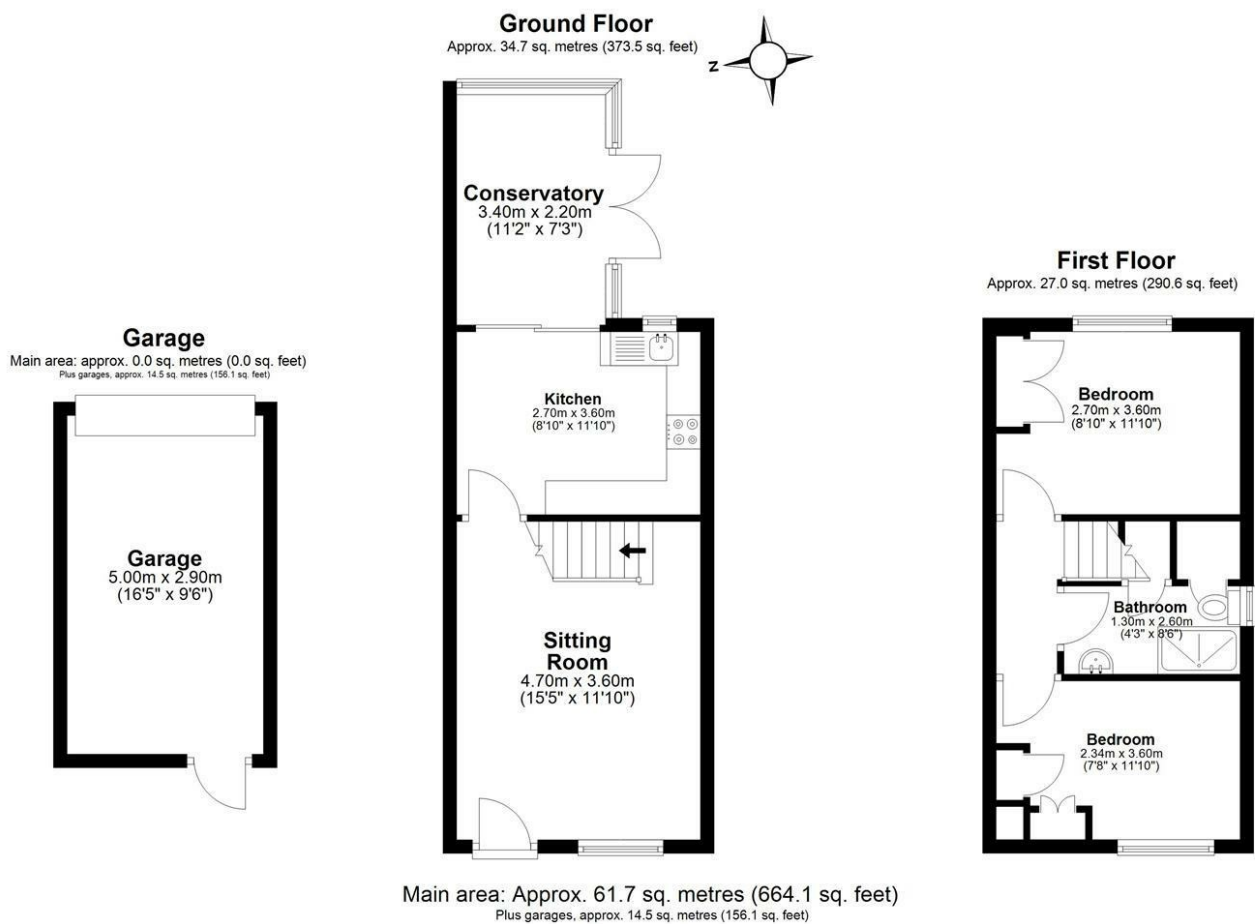
Mains Sewerage, Electricity, Gas, Water, Drains

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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