

**King Stephen Road, Colchester
CO1 2DS
£270,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- FITTED KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- LOCATED CLOSE TO LOCAL SCHOOLS
- CLOSE TO CITY CENTRE
- GREAT TRANSPORT LINKS

**** THREE DOUBLE BEDROOM HOUSE CLOSE TO CITY CENTRE ****

This fabulous semi-detached house is ideally located close to the city centre in the New Town area. A delightful property, it would be a perfect fit for families or couples seeking a peaceful yet centrally-located home.

The heart of the home is the galley kitchen, a design that is renowned for its efficiency and ease of use. The layout maximises the available space, making it a joy to prepare meals in, whether you're a keen cook or just need to whip up a quick meal after a busy day. Just off of the kitchen is the open-plan lounge/diner, this generously proportioned space is perfect for entertaining or spending quality time with loved ones. There's plenty of room for dining as well as a comfortable lounge, making it a truly versatile space. The bathroom, featuring a bath and shower, completes the ground floor.

To the first floor you will find three generously-sized double bedrooms offering ample space for rest and relaxation.

Outside there is a delightful, well maintained garden/patio area, ideal for those who enjoy a summer gathering with friends and family. Don't miss this opportunity to secure your dream home.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE/DINER

24' 9" x 9' 11" (7.54m x 3.02m)

KITCHEN

8' 11" x 7' 11" (2.72m x 2.41m)

FAMILY BATHROOM

7' 11" x 4' 5" (2.41m x 1.35m)

FIRST FLOOR LANDING

BEDROOM ONE

13' 6" x 11' 7" (4.11m x 3.53m)

BEDROOM TWO

12' 9" x 8' 7" (3.88m x 2.61m)

BEDROOM THREE

13' 11" x 8' 0" (4.24m x 2.44m)





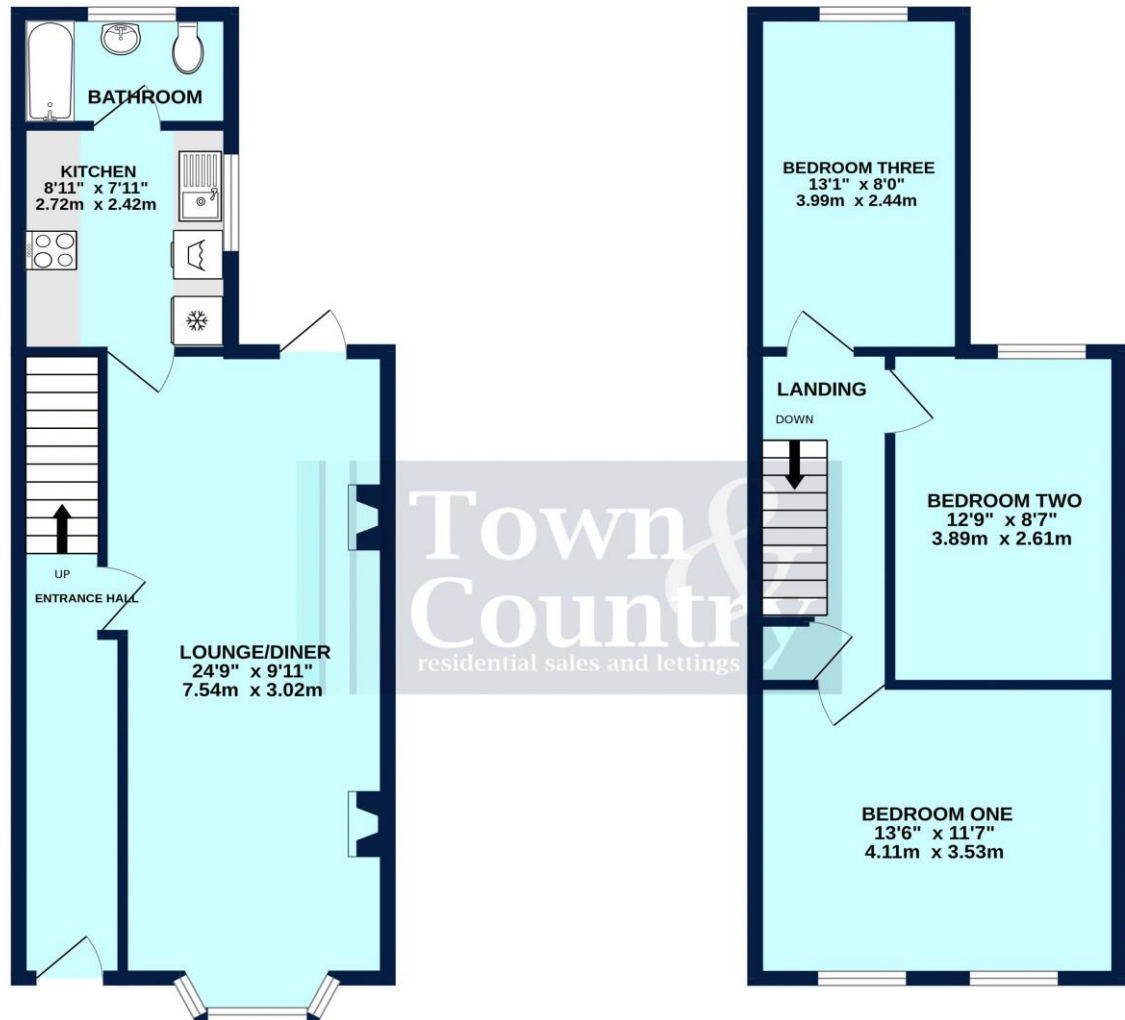




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



KING STEPHEN ROAD

TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk