BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS



Lisle Road, Colchester, CO2 7SB

Asking price £240,000

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Some More Information
From the moment you step inside, the property offers a layout that feels both practical and welcoming.

The sitting room provides a comfortable space to relax, flowing naturally through to a separate dining room which offers flexibility for entertaining, family meals or those working from home.

Positioned to the rear, the kitchen has been fitted with a range of contemporary eye and base level units, providing excellent storage and preparation space alongside direct access into the rear garden.

Upstairs, both bedrooms are genuine doubles, allowing flexibility for a variety of buyers. The principal bedroom benefits from built-in storage, whilst the spacious bathroom is particularly impressive, offering both a full-sized bath and separate shower enclosure - a feature often difficult to find within homes of this size.

Throughout, the property has been well maintained, allowing the next owner to move straight in whilst still presenting an opportunity to personalise and make the home their own over time.

Location
New Town remains one of Colchester's most convenient residential locations, placing many of the city's amenities within comfortable walking distance.

Colchester Town railway station provides regular services to London Liverpool Street, making the property particularly appealing to commuters, whilst Colchester City Centre offers an excellent selection of shops, restaurants, cafés and leisure facilities.

Castle Park, local schooling and everyday conveniences are all close by, allowing buyers to enjoy the benefits of city living without relying on the car for day-to-day life.

Externally
The rear garden has been designed for easy maintenance, allowing more time to enjoy the space rather than maintain it.

A paved seating area provides an ideal setting for outdoor dining or relaxing during the warmer months, complemented by an artificial lawn that remains attractive throughout the seasons.

Gated side access returns to the front of the property, whilst unrestricted on-street parking is available nearby.

Living Room
10'9" x 10'10" (3.28m x 3.30m)

Dining Room
10'8" x 10'6" (3.25m x 3.20m)

Kitchen
6'8" x 11'7" (2.03m x 3.53m)

Hallway
2'8" x 2'5" (0.81m x 0.74m)

Bedroom One
10'9" x 10'11" (3.28m x 3.33m)

Bedroom Two
8'0" x 10'8" (2.44m x 3.25m)

Bathroom
6'6" x 8'9" (1.98m x 2.67m)

Services
Council Tax Band – B

Local Authority – Colchester City Council

Tenure – Freehold

EPC Rating – D

Mains Electricity
Mains Gas

Mains Water
Mains Drainage

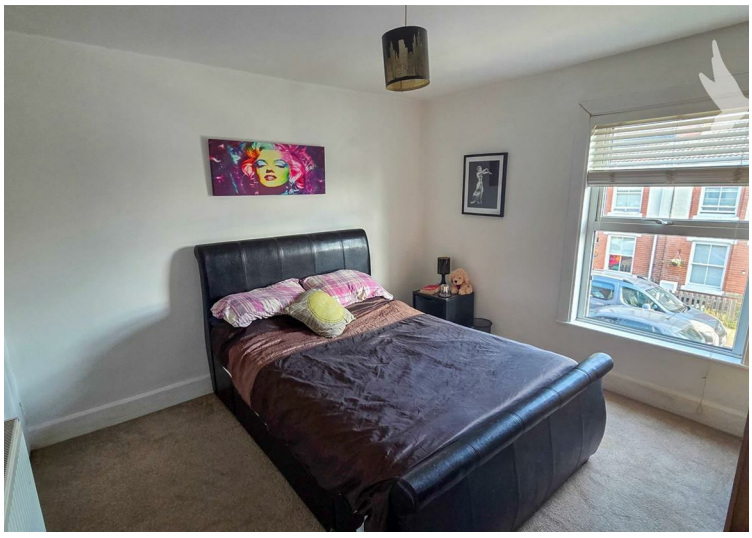
Construction Type – We understand the property to be of traditional brick and block construction.

Broadband Availability – Ultrafast up to 1800 mbps Openreach and Virgin Media (Ofcom July 2026)

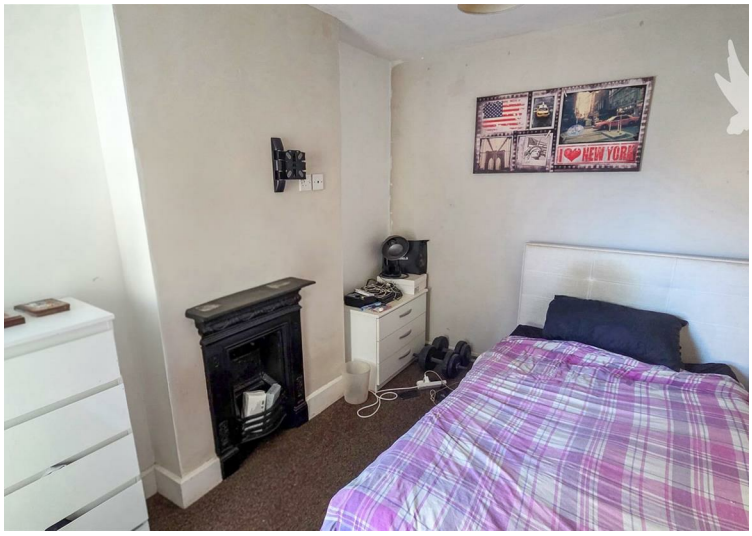
Mobile Coverage – Three, O2, Vodafone, EE (Ofcom July 2026)

Flooding from Surface Water – Low Risk
Flooding from Rivers and Sea - Low Risk
Flooding from Reservoirs Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area
(details obtained from gov.uk long term flood risk search) - July 2026

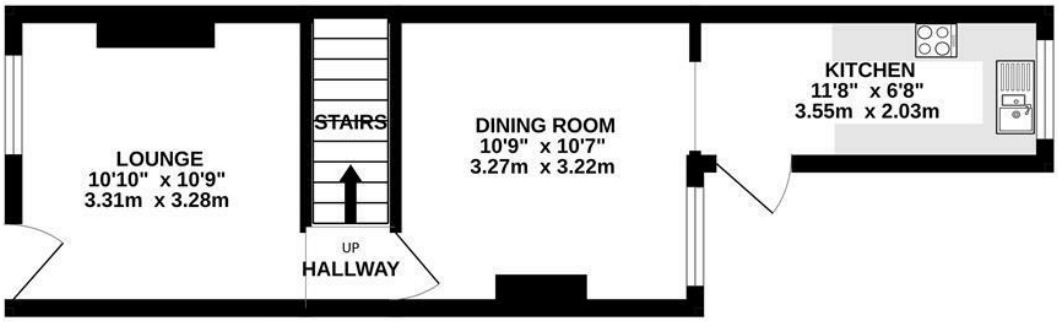




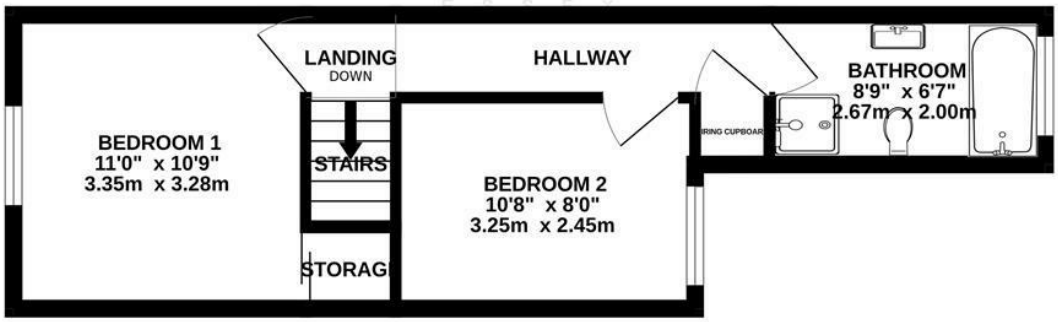




GROUND FLOOR

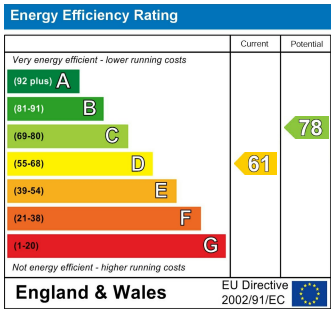


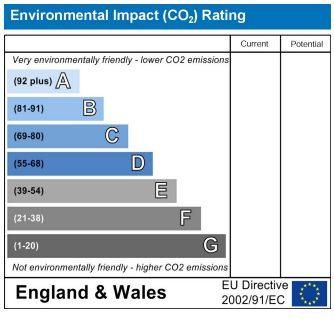
1ST FLOOR

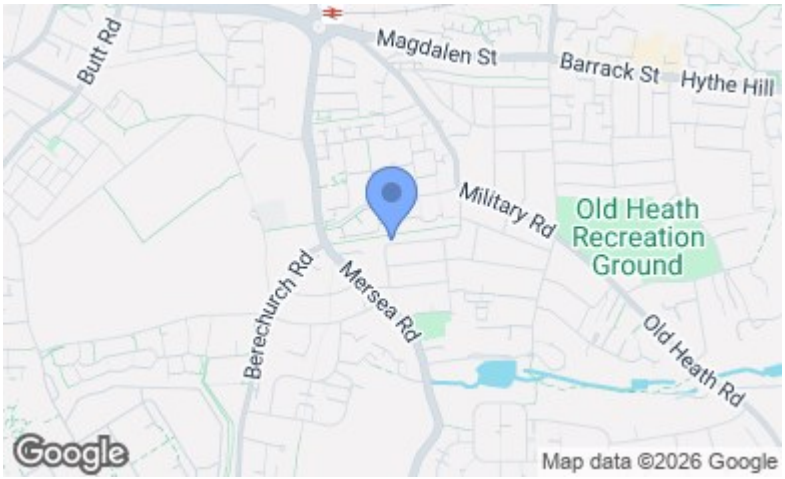


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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The Property Ombudsman