

oakheart

£240,000

Guide Price

Albert Street, Colchester

Guide Price: £240,000 - £250,000.

Ideally located in the heart of Colchester, this beautifully maintained two-bedroom terraced property offers a perfect blend of charm, space, and convenience. Situated just a short walk from Colchester City Centre, the historic Castle Park, and Colchester North Station—with direct trains to London Liverpool Street—this home is perfectly positioned for both commuters and local lifestyle.

Step into a welcoming lounge that flows seamlessly into a bright and airy dining area, ideal for entertaining. To the rear is a modern and well-equipped kitchen, boasting an abundance of worktop and cupboard space, stylish Velux windows, and patio doors that lead out to the private rear garden.

The principal bedroom features a built-in wardrobe, while the second double bedroom offers additional storage and provides access to the contemporary family bathroom, complete with a

bathtub and overhead shower, WC, and wash basin.

The rear garden enjoys a patio area, a lawned section, and a stoned area at the back with a handy shed—ideal for outdoor storage. A rare benefit for a terraced home, the garden also includes side access leading to the front of the property. Permitted on-street parking is available.











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Approximate total area^m
55.2 m²
595 ft²

Reduced headroom
0.8 m²
8 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales 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.