oakheart

£240,000

Guide Price

Morten Road, Colchester

GUIDE PRICE: £240,000 - £260,000.

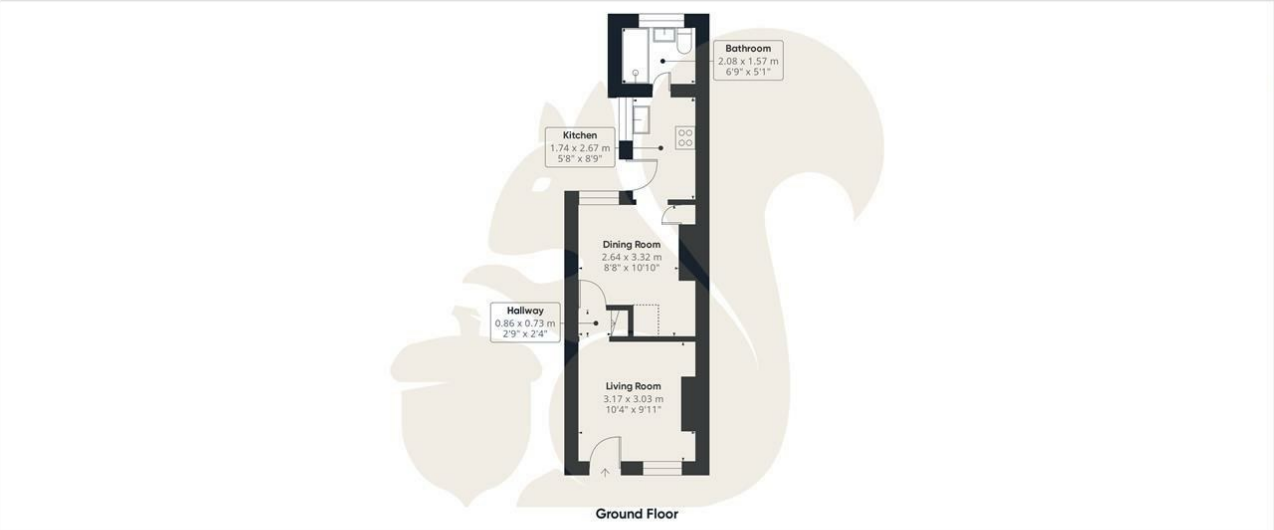
Offered with No Onward Chain and situated on Morten Road in the heart of Colchester, this well presented two/three bedroom terraced home offers versatile accommodation and a low maintenance rear garden.

The property is ideally positioned for convenient access to Colchester City Centre, local amenities and Colchester North Station, which provides direct rail links into London Liverpool Street.

The accommodation begins with a welcoming living room, which leads through to a nicely sized dining room. From here, there is access into a modern and well presented galley kitchen, offering plenty of cupboard and worktop space, with a side door leading out to the rear garden. Positioned to the rear of the kitchen is a stylish family shower room, complete with a large walk in shower, WC and wash basin with storage beneath.

To the first floor, there is a double bedroom to the front with built in storage, along with a further double bedroom to the rear, also benefiting from built in storage. Off the rear bedroom is an additional room, ideal as a third bedroom, dressing room, nursery or home office.

Externally, the property enjoys an enclosed, low maintenance rear garden, laid entirely to patio and offering a private outdoor space to relax or entertain.



Ground Floor

Floor 1

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GLA[1]

59.53 m²
640.72 ft²

Total

59.53 m²
640.72 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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