

oakheart

£280,000

Guide Price

Martin Hunt Drive, Stanway, Colchester

Guide Price: £280,000 - £290,000.

A beautifully presented and contemporary two-bedroom home, situated in the CO3 area of Colchester. This modern property has been finished to a high standard throughout and provides well-balanced accommodation, ideal for first-time buyers, professionals or investors. The location also offers superb access to local amenities, well-regarded schools and excellent transport links.

The property is entered via a welcoming hallway that leads to a handy ground floor WC. The main living area comprises a bright and spacious lounge, providing ample room for both relaxation and entertaining. To the rear, a stylish fitted kitchen offers a range of units and generous workspace, with direct access to the private rear garden.

On the first floor, the landing leads to two well-proportioned bedrooms, including a principal bedroom benefiting from built in

storage. A sleek family bathroom serves the second bedroom and completes the first-floor accommodation.

Outside, the property features a low-maintenance enclosed rear garden, mainly laid with lawn with a initial decking area to provide an attractive space for seating and entertaining. To the side, there is a driveway under carport offering parking for two cars

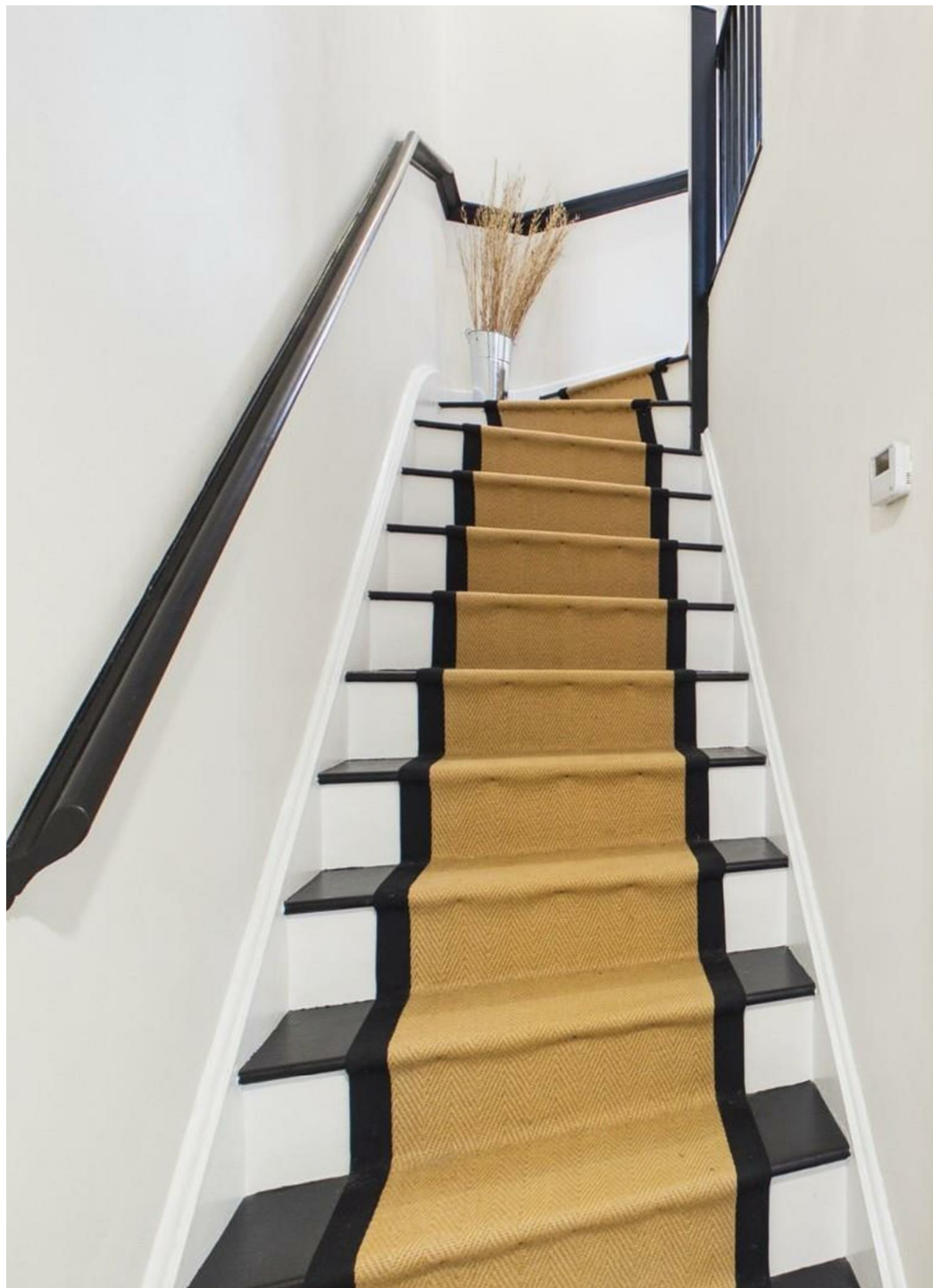
Agents Note:

An annual estate charge of £187.70 applies.











GLA⁽ⁿ⁾
58.76 m²
632.5 ft²

Total
59.93 m²
645.09 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	84	98
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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