

oakheart



£260,000

Guide Price

Goring Road, Colchester



Guide Price: £260,000 - £270,000

Offered with no onward chain and situated in a convenient and well-connected position on Goring Road, this well-presented three-bedroom end-of-terrace home offers spacious and practical accommodation, making it an excellent choice for first-time buyers, growing families or buy-to-let investors alike. The property is ready for its next owners to move straight in and make it their own.

The ground floor welcomes you with an entrance hall leading through to a modern fitted kitchen, offering ample worktop and cupboard space for

everyday living. To the rear of the home, the generous living room provides an excellent space to relax or entertain, with French doors opening directly onto the private rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. A convenient ground floor cloakroom completes the accommodation.

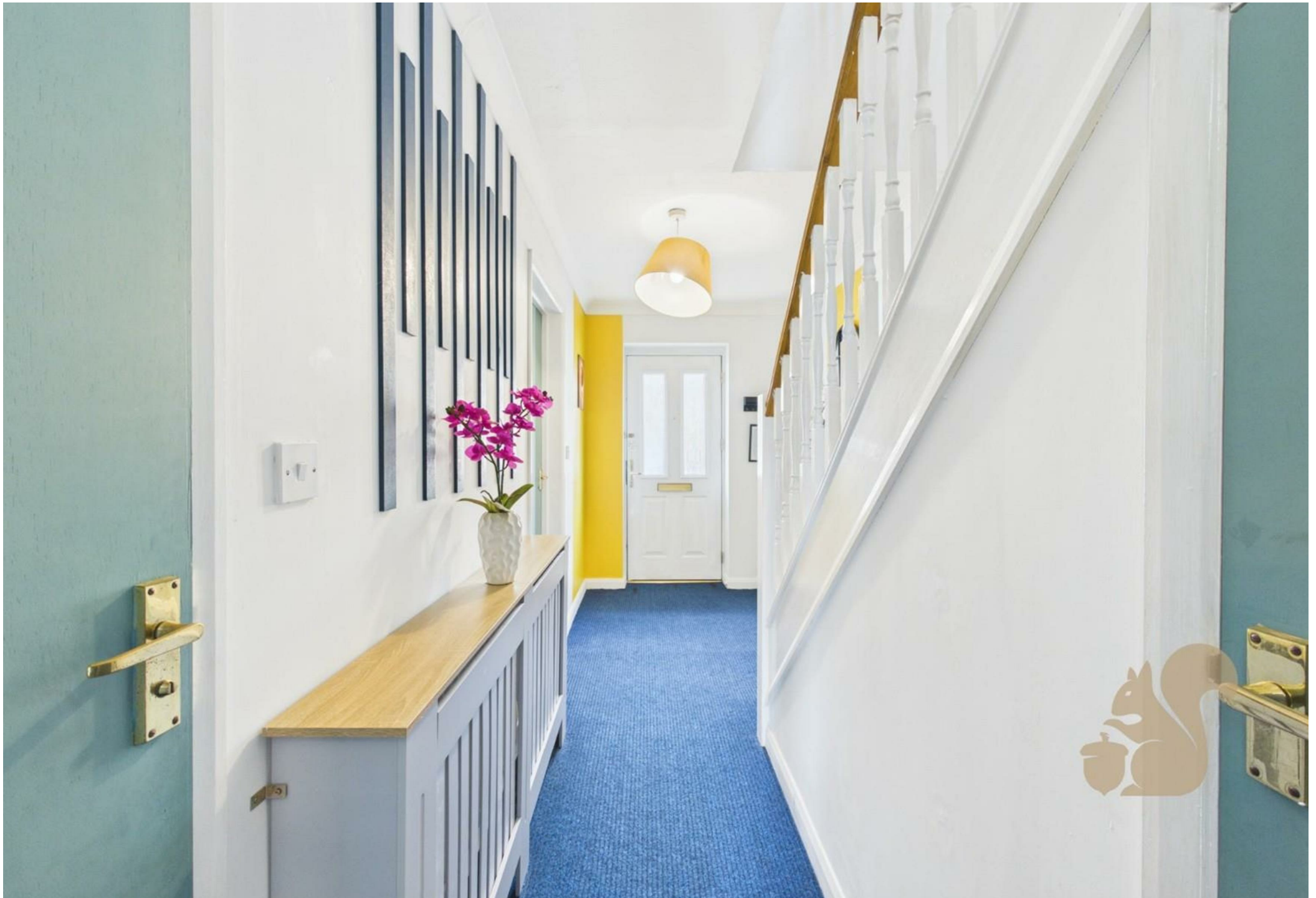
Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom, alongside a contemporary family bathroom serving all bedrooms.

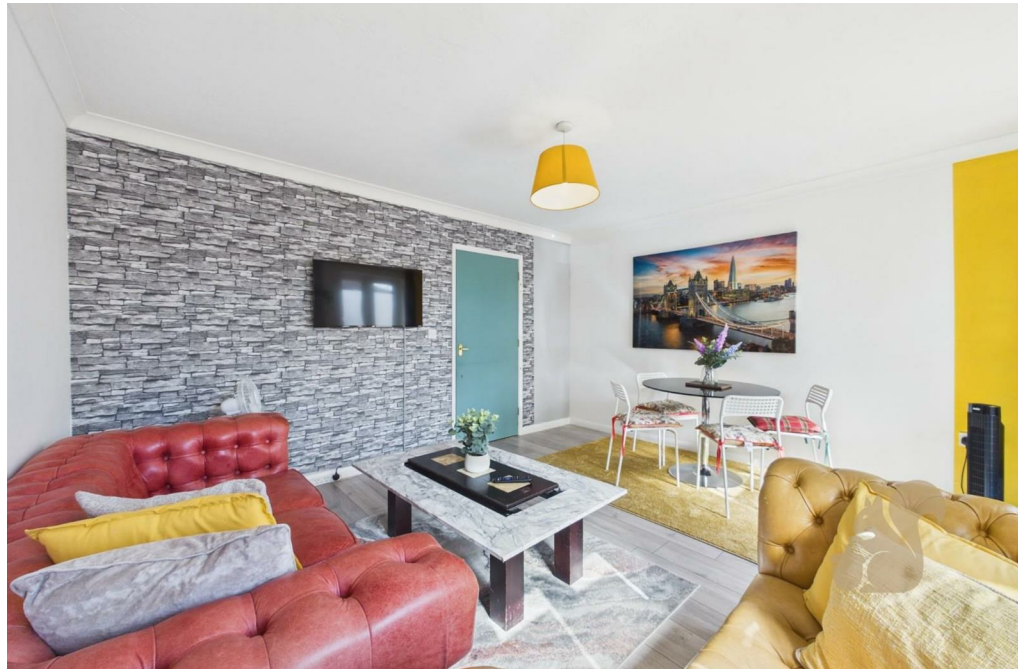
Externally, the enclosed rear garden provides a fantastic space for children to

play, outdoor dining or simply unwinding during the warmer months. The property also benefits from 1 allocated parking space, gas central heating and freehold tenure, offering both comfort and peace of mind.

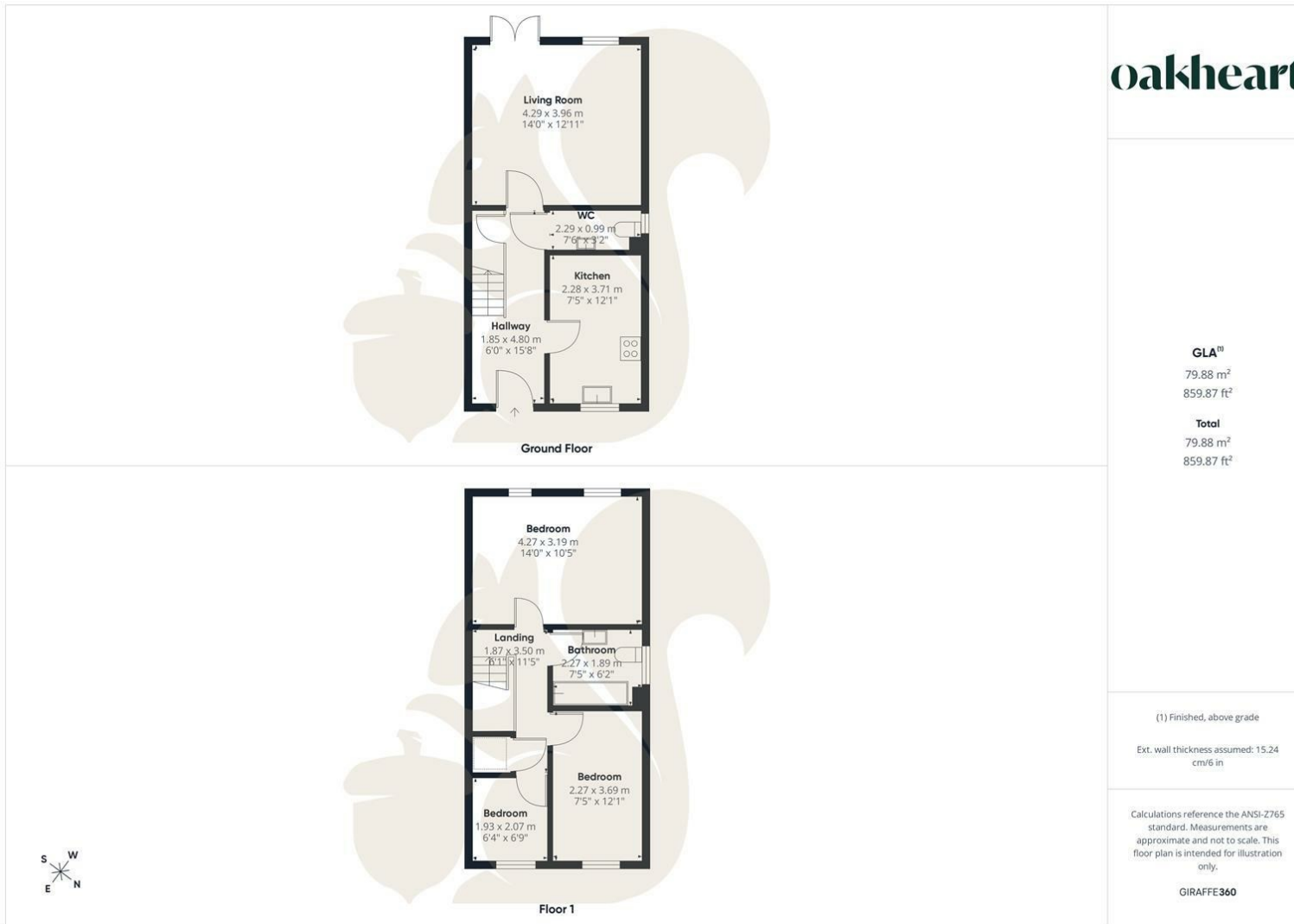
Combining generous accommodation, a sought-after location and the advantage of being chain free, this is a superb opportunity that is sure to attract strong interest. Early viewing is highly recommended.











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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(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.