

oakheart



£325,000

Guide Price

Ringlet Lane, Stanway



Guide Price: £325,000- £350,000.

Situated in the highly sought-after Stanway area of Colchester, this spacious three-bedroom, two-bathroom semi-detached family home offers generous living accommodation, a good-sized enclosed rear garden, and a double car port providing off-road parking for two vehicles.

The ground floor comprises a welcoming entrance hallway with a built-in storage cupboard, a convenient downstairs WC, and a bright and airy lounge with double internal doors opening into a spacious kitchen/diner. The kitchen itself boasts ample cupboard and worktop space, and benefits from patio doors

leading out to the rear garden; perfect for entertaining or enjoying family meals.

Upstairs, the first-floor landing provides access to a further storage cupboard, a generous principal bedroom with built-in storage and a modern en-suite shower room, a second double bedroom, a well-sized single bedroom, and a stylish family bathroom.

Externally, the rear garden is of a good size and features a mix of patio and lawn areas, a charming pond, and a recently built large studio at the far end, offering fantastic potential as a home office, gym, or creative space. To the

right of the property, there is a double car port offering ample off-road parking for two vehicles.

Ideally positioned within easy reach of high-performing schools, Stane Retail Park, the A12, and both Marks Tey and Colchester train stations offering direct services to London Liverpool Street, this property offers the perfect balance of comfort, space, and convenience.

Agent's Note

There is a management charge payable of £400pa.



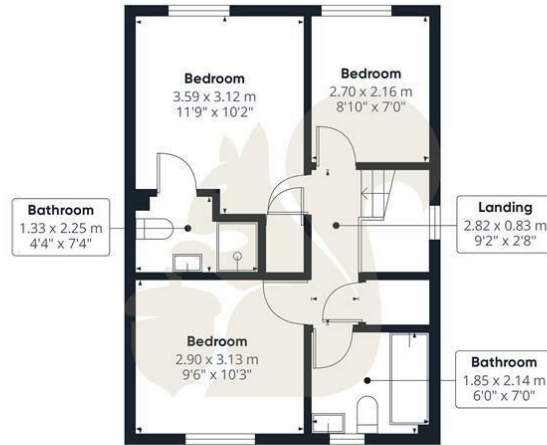




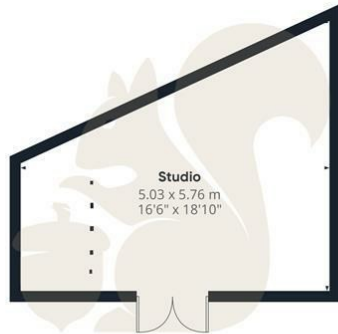




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁰¹
98 m²
1054 ft²

(1) Excluding balconies and terraces

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:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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.

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