

oakheart

£260,000

Guide Price

Scarletts Road, Colchester

Guide Price £260,000 - £270,000

Occupying a convenient position close to Colchester City Centre, this charming three-bedroom semi-detached home on Scarletts Road beautifully combines character, space and practicality, making it an ideal purchase for families, first-time buyers and commuters alike.

Stepping inside, you are welcomed by an entrance hall leading through to a spacious open-plan lounge and dining room, a wonderful entertaining space enhanced by two attractive feature fireplaces that add warmth and period character. The well-appointed kitchen offers a range of fitted units with ample

storage and preparation space, while to the rear, a bright conservatory provides an additional reception area with pleasant views over the garden and an abundance of natural light throughout the day.

The first floor offers three bedrooms, including a generous principal bedroom flooded with light from its dual windows, a comfortable second double bedroom and a versatile third bedroom currently utilised as a home office, perfect for modern working requirements. Completing the accommodation is a family bathroom.

Outside, the property enjoys a private rear garden with a substantial patio

area, ideal for summer dining, entertaining guests or simply relaxing outdoors. Beyond the patio, the garden is stocked with mature trees and established planting, offering buyers an exciting opportunity to further enhance and create a wonderful outdoor retreat.

Scarletts Road is ideally positioned within easy reach of Colchester's vibrant City Centre, highly regarded schools, local shops, supermarkets, parks and excellent transport links, including Colchester Town and North Stations, making it a fantastic location for both families and commuters.

Offering character, generous living space and excellent potential in a highly convenient setting, early viewing is strongly advised.











86.18 m²
927.64 ft²

The floor plan shows a rectangular layout with a central landing area. The rooms are labeled with their dimensions in both metric and imperial units. The layout includes a large bedroom on the left, a medium bedroom at the bottom center, a small bedroom on the right, and a bathroom adjacent to the small bedroom. A landing area with stairs is located in the upper center, and a hallway provides access to the bathroom and the small bedroom.

Room	Dimensions (m)	Dimensions (ft)
Bedroom (Left)	3.33 x 4.21	10'11" x 13'9"
Bedroom (Bottom Center)	3.49 x 2.88	11'5" x 9'5"
Bedroom (Right)	1.81 x 2.70	5'11" x 8'10"
Bathroom	2.29 x 1.61	7'6" x 5'3"
Landing	3.48 x 1.31	11'4" x 4'3"
Hallway	2.27 x 1.00	7'5" x 3'3"

Floor 1

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