

SHEERING WALK, COLCHESTER, ESSEX, CO2 8NH

Price

£325,000

FREEHOLD

- Three Bedrooms
- 21'9" Open Plan Modern Fitted Kitchen/Diner
 - Quiet Cul-De-Sac Position
 - 15' x 11'7" Lounge
- Modern Fitted Bathroom Suite
 - 50' Private Rear Garden
- Ample Off Street Parking For Several Vehicles
- Excellent Access To Schools & Amenities
- Close Proximity To Town Centre & Town Station
 - EPC Rating D/ Council tax Band - B



FENTONS
ESTATE AGENTS



Located in a quiet cul-de-sac position in a well connected part of Colchester, Fentons Estate Agents have the pleasure in offering for sale this well presented THREE BEDROOM END OF TERRACE HOUSE. Boasting a large driveway providing ample off street parking and a generous 50' rear garden, the property combines contemporary living with excellent outdoor space. In addition there is a 21'9" open plan kitchen/diner, a spacious 15' lounge and a modern fitted bathroom suite to the first floor. Ideally located within easy reach of everyday amenities, well-regarded local schools, and regular bus routes, it is perfectly suited to families and professionals alike. Excellent transport links also provide convenient access to Colchester city centre, its mainline railway stations, and the wider region.

Accommodation comprises of approximate room sizes

Double glazed composite entrance door leading to:-

Hallway

Stair flight to first floor. Wood laminate flooring. Radiator. Double glazed window to side. Door to:-

Lounge

15' x 11'7"

Fireplace with electric fire under. Wood laminate flooring. Vertical radiator. Double glazed window to front with blinds to remain.

Kitchen/Diner

21'9" x 10'5"

Fitted with a range of modern matching fronted units. Solid wood square edge worksurfaces with inset stainless steel butler style sink and mixer tap. Inset four ring induction hob with extractor hood above. Built in eye level oven and microwave. Further selection of matching units at both eye and floor level. Integrated fridge/freezer and washing machine. Plinth lighting. Part tiled walls. Tiled flooring. Built in larder cupboard. Double glazed window to rear. Double glazed French doors to rear. Vertical radiator.

First Floor Landing

Loft access. Double glazed window to side. Doors to all rooms. Door to:-

Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage drawer under. Panelled bath with wall mounted integrated shower with rainfall and separate attachment. Fully tiled walls. Heated towel rail. Obscured double glazed window to side.

Bedroom

12'4" x 9'

Built in wardrobe. Radiator. Double glazed window to rear.

Bedroom

11'7" x 10'1" + door recess

Built in wardrobes with mirrored sliding doors. Radiator. Double glazed window to front.

Bedroom Three

9'10" x 7'

Built in wardrobe with mirrored sliding door. Radiator. Double glazed window to front.

Outside - Rear

Large wood decked area. Part shingled. Artificial grass. Outside tap. Double glazed door leading to brick built storage shed. Gate giving access to front.

Outside - Front

Majority laid to lawn. Raised beds. Majority shingled providing ample off street parking for several vehicles. EV charger point.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Colchester City Council

Council Tax Band: B

Payable 2026/2027 £1,742.95 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For

Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: Electric Car Charger



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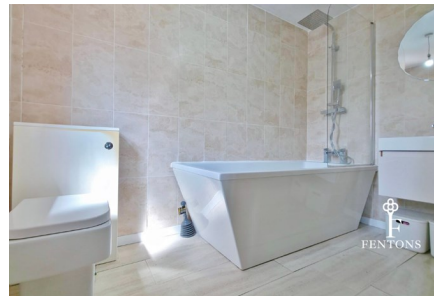
AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



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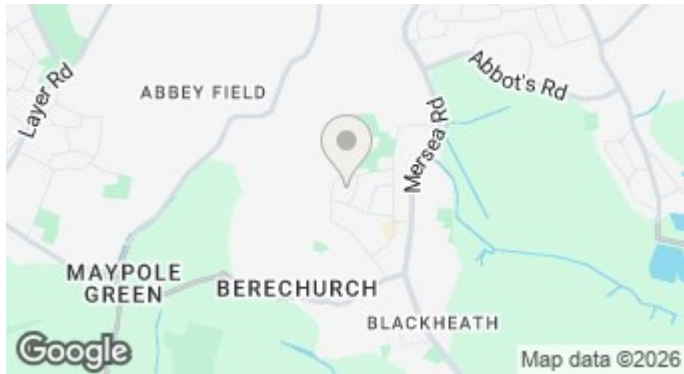


Call us on
01255 779810

info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

B



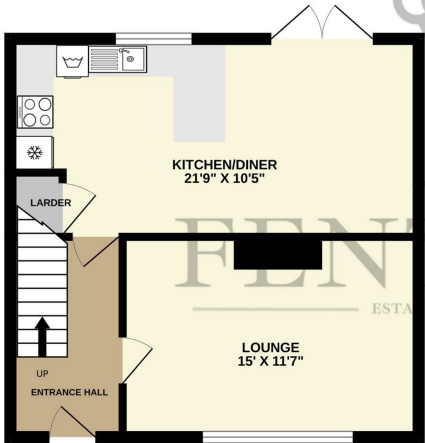
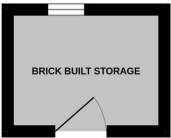
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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