

# DURDEN & HUNT

INTERNATIONAL



## Ozalid Road, Colchester CO1

Offers In Excess Of £290,000

- Ideally Located In Colchester Town
- Integrated Kitchen Appliances
- Two Double Bedrooms
- Off Road Parking
- Open Plan Living
- End Terrace Plot
- Good Sized Garden
- Downstairs WC
- Contemporary Family Bathroom

# Ozalid Road, Colchester CO1

Ideally Located In Colchester Town - Off Road Parking - Good Sized Garden - Integrated Kitchen Appliances - Open Plan Living - Downstairs WC - Two Double Bedrooms - Contemporary Family Bathroom - End Terrace Plot



Council Tax Band: C



Located in Colchester, this end terrace home offers comfortable and practical living, perfect for first time buyers, small families, or investors.

The ground floor features a bright open plan layout, combining the lounge and dining area, with French doors opening out to a generous rear garden, ideal for indoor outdoor living.

The integrated kitchen includes modern appliances and a convenient breakfast bar, complemented by a handy downstairs WC for guests.

Upstairs, you'll find two well proportioned bedrooms and a contemporary family bathroom finished to a high standard.

Outside, the property boasts a good sized rear garden with a patio and lawn area, perfect for relaxing or entertaining. Off, road parking is available at the front of the home for added convenience.

Ideally located for a wealth of local amenities, such as retail parks, eateries and entertainment facilities. Colchester Town Station provides excellent links via train, whilst the A134 serves as great road connectivity. Surrounding green spaces provide ample opportunity for outdoor recreation and relaxation.

Contact Durden & Hunt for a viewing!

Council Band C Colchester

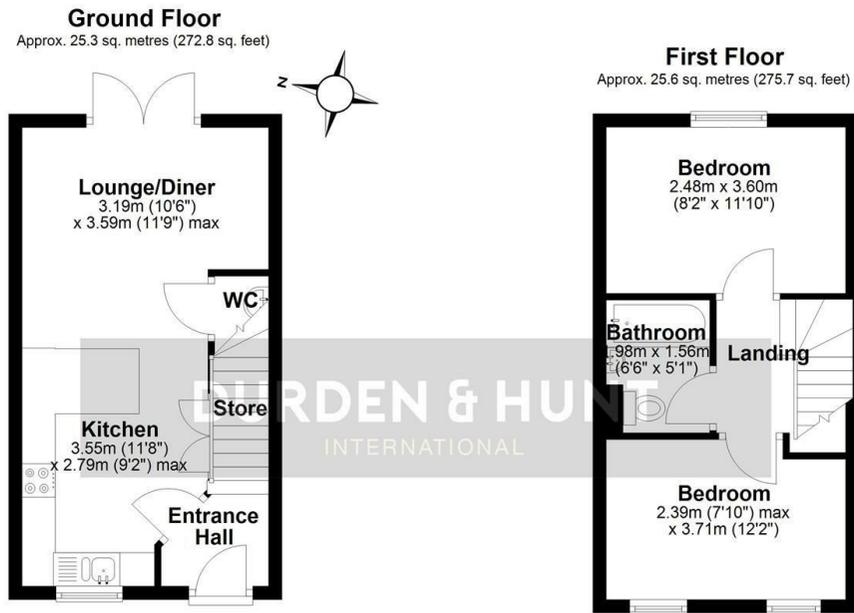
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Total area: approx. 51.0 sq. metres (548.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Ozalid Road, Ozalid Road**



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		98
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	