

oakheart

£240,000

Guide Price

Canterbury Road, Colchester

Guide Price: £240,000 - £250,000.

This two-bedroom Victorian house on Canterbury Road, Colchester (CO2), offers well-arranged accommodation, a usable rear garden and scope for light cosmetic improvement throughout.

The ground floor comprises access directly into the front living room, a separate dining room, and a modern kitchen, with direct access to the rear garden.

On the first floor, there are two double bedrooms, providing useful flexibility for home working or storage, and a bathroom positioned off the landing.

Externally, the property enjoys a good-sized rear garden which is in generally tidy condition and mainly laid to lawn, with space for outdoor seating and further planting.

Situated in a convenient residential location within reach of local amenities, schools and transport links, this property represents a practical home or investment opportunity for buyers looking to update and personalise a character house to their own taste.







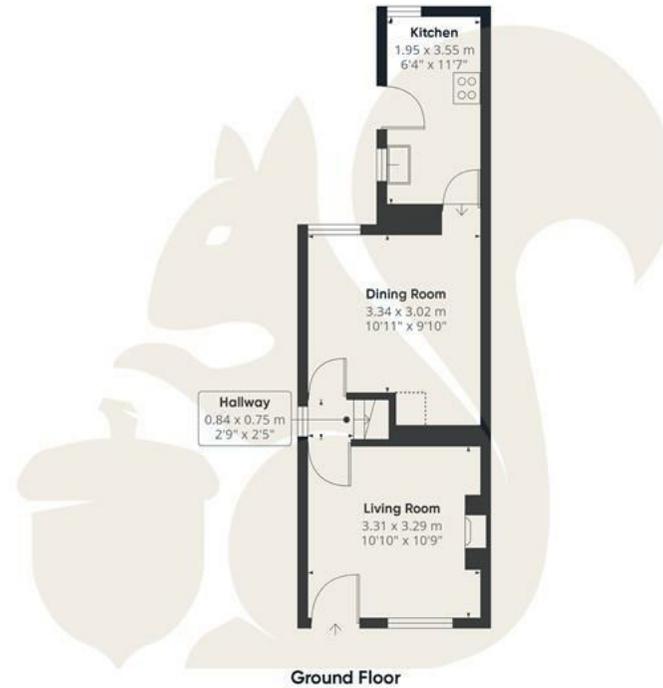




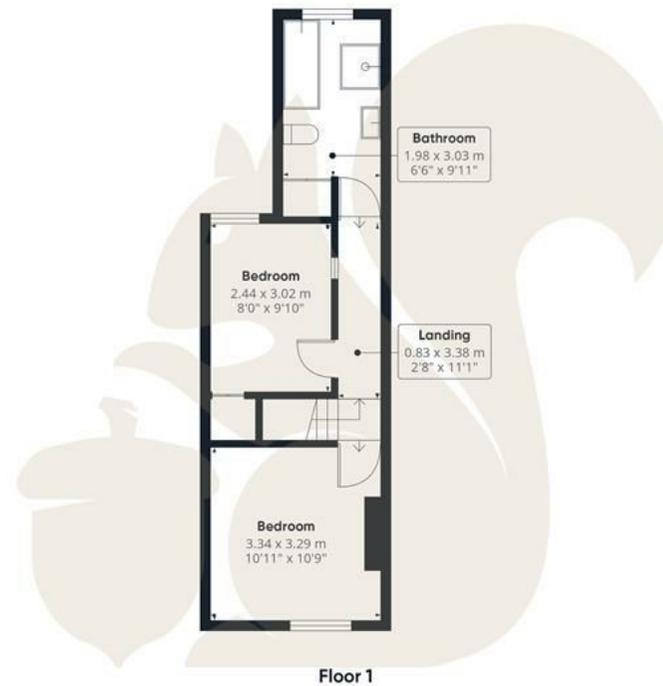




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

58.7 m²

632 ft²

Reduced headroom

0.3 m²

4 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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:
B



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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.

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Oakheart Colchester

01206 803 308

colchester@oakheart.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ