

oakheart

£240,000

Guide Price

Morten Road, Colchester

GUIDE PRICE: £250,000 - £260,000.

Offered with No Onward Chain and situated on Morten Road in the heart of Colchester, this well presented two/three bedroom terraced home offers versatile accommodation and a low maintenance rear garden.

The property is ideally positioned for convenient access to Colchester City Centre, local amenities and Colchester North Station, which provides direct rail links into London Liverpool Street.

The accommodation begins with a welcoming living room, which leads through to a nicely sized dining room. From here, there is access into a modern and well presented galley kitchen, offering plenty of cupboard and worktop space, with a side door leading out to the rear garden. Positioned to the rear of the kitchen is a stylish family shower room, complete with a large walk in shower, WC and wash basin with storage beneath.

To the first floor, there is a double bedroom to the front with built in

storage, along with a further double bedroom to the rear, also benefiting from built in storage. Off the rear bedroom is an additional room, ideal as a third bedroom, dressing room, nursery or home office.

Externally, the property enjoys an enclosed, low maintenance rear garden, laid entirely to patio and offering a private outdoor space to relax or entertain.











GLA⁽ⁿ⁾
59.53 m²
640.72 ft²

Total
59.53 m²
640.72 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom
Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft
are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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