



oakheart

£325,000

Guide Price

Roman Circus Walk, Colchester

GUIDE PRICE: £325,000 - £350,000.

Situated on Roman Circus Walk, this well presented three bedroom end of terrace home offers generous accommodation, a wrap around garden and two allocated parking spaces, all within walking distance of Colchester city centre. Castle Park and Abbey Fields are both nearby, while Colchester Station is within easy reach, providing direct services into London Liverpool Street.

The accommodation begins with a spacious entrance hall with built in storage, a recently added modern shower room. The kitchen is arranged in a practical U shaped layout with ample cupboard and worktop space alongside integrated appliances. To the rear is a generous living and dining room, with a large window providing plenty of natural light and a door opening directly onto the garden.

Upstairs are three well proportioned bedrooms, including two comfortable doubles and a versatile third bedroom, ideal as a child's

room, study or home office. A modern family bathroom completes the first floor.

Outside, the property enjoys a particularly generous wrap around garden, predominantly laid to lawn with patioed side access and a useful storage shed. To the front are two allocated parking spaces, a valuable addition for such a centrally positioned home.

Offering an excellent balance of space, outside areas and city centre convenience, the property would make an ideal home for families, professionals and commuters alike.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	

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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