

oakheart

£250,000

Guide Price

Rebow Street, Colchester

Guide Price £250,000 - £270,000

Offered to the market with no onward chain, this beautifully presented two-bedroom Victorian terraced home enjoys a highly convenient position on Rebow Street in the ever-popular New Town district of Colchester. Combining character, generous living space and excellent transport connections, the property is ideally suited to first-time buyers, professionals, downsizers and investors alike.

Perfectly located within walking distance of both Colchester City Centre and Colchester Town Station, with direct rail services to London Liverpool Street, the property offers an exceptional balance of lifestyle and convenience.

Stepping inside, you are greeted by a welcoming entrance hall with useful built-in storage, leading through to a spacious open-plan lounge and dining room. This impressive dual reception space provides the perfect setting for both everyday living and entertaining, with an abundance of natural light creating a warm and inviting atmosphere throughout.

To the rear, the wider-than-average galley kitchen offers an excellent range of worktops and storage, providing a practical and functional space for keen cooks, whilst also offering direct access to the garden. A ground-floor cloakroom adds further convenience and practicality.

The first floor continues to impress, featuring two generously proportioned double

bedrooms. The principal bedroom benefits from built-in storage, whilst the second bedroom offers excellent versatility as a guest room, nursery or home office. Completing the accommodation is a stylish shower room fitted with a large walk-in double shower, WC and wash hand basin.

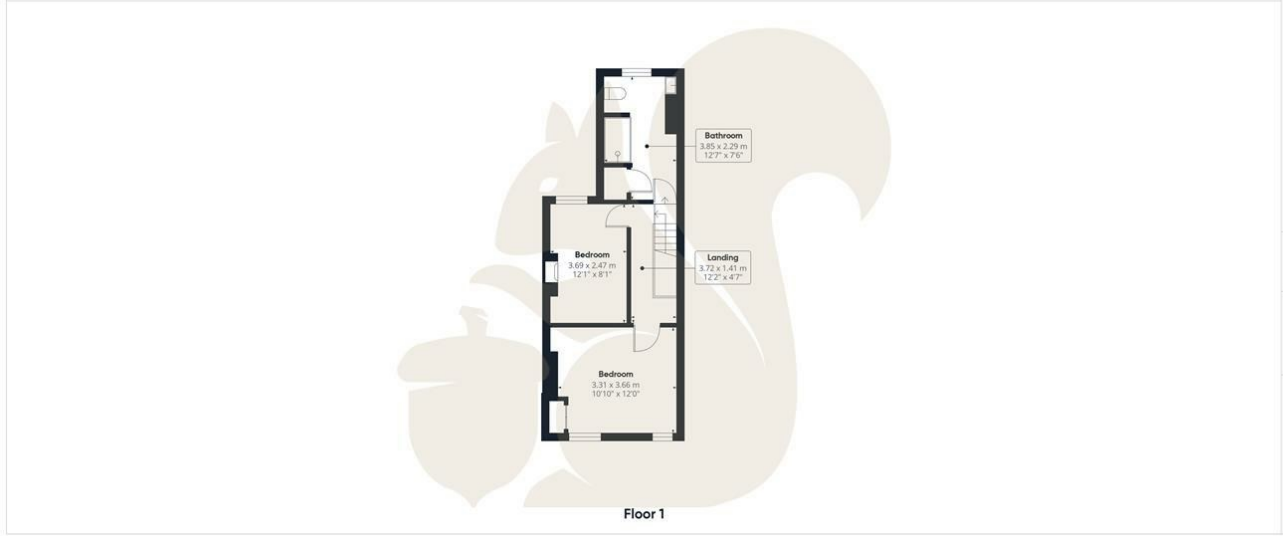
Outside, the property enjoys a surprisingly spacious and private rear garden, thoughtfully arranged with a patio seating area, lawn and garden shed, creating the ideal environment for outdoor dining, entertaining or simply relaxing during the warmer months. Rear access adds further practicality and convenience.











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Approximate total area¹⁾
73.2 m²
788 ft²

Reduced headroom
0.9 m²
9 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		
(55-68) D	63	73
(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.