

oakheart

£270,000

Guide Price

Scarletts Road, Colchester

Guide Price £270,000 - £280,000

Occupying a convenient position close to Colchester City Centre, this charming three-bedroom semi-detached home on Scarletts Road beautifully combines character, space and practicality, making it an ideal purchase for families, first-time buyers and commuters alike.

Stepping inside, you are welcomed by an entrance hall leading through to a spacious open-plan lounge and dining room, a wonderful entertaining space enhanced by two attractive feature fireplaces that add warmth and period character. The well-appointed kitchen offers a range of fitted units with ample

storage and preparation space, while to the rear, a bright conservatory provides an additional reception area with pleasant views over the garden and an abundance of natural light throughout the day.

The first floor offers three bedrooms, including a generous principal bedroom flooded with light from its dual windows, a comfortable second double bedroom and a versatile third bedroom currently utilised as a home office, perfect for modern working requirements. Completing the accommodation is a family bathroom.

Outside, the property enjoys a private rear garden with a substantial patio

area, ideal for summer dining, entertaining guests or simply relaxing outdoors. Beyond the patio, the garden is stocked with mature trees and established planting, offering buyers an exciting opportunity to further enhance and create a wonderful outdoor retreat.

Scarletts Road is ideally positioned within easy reach of Colchester's vibrant City Centre, highly regarded schools, local shops, supermarkets, parks and excellent transport links, including Colchester Town and North Stations, making it a fantastic location for both families and commuters.

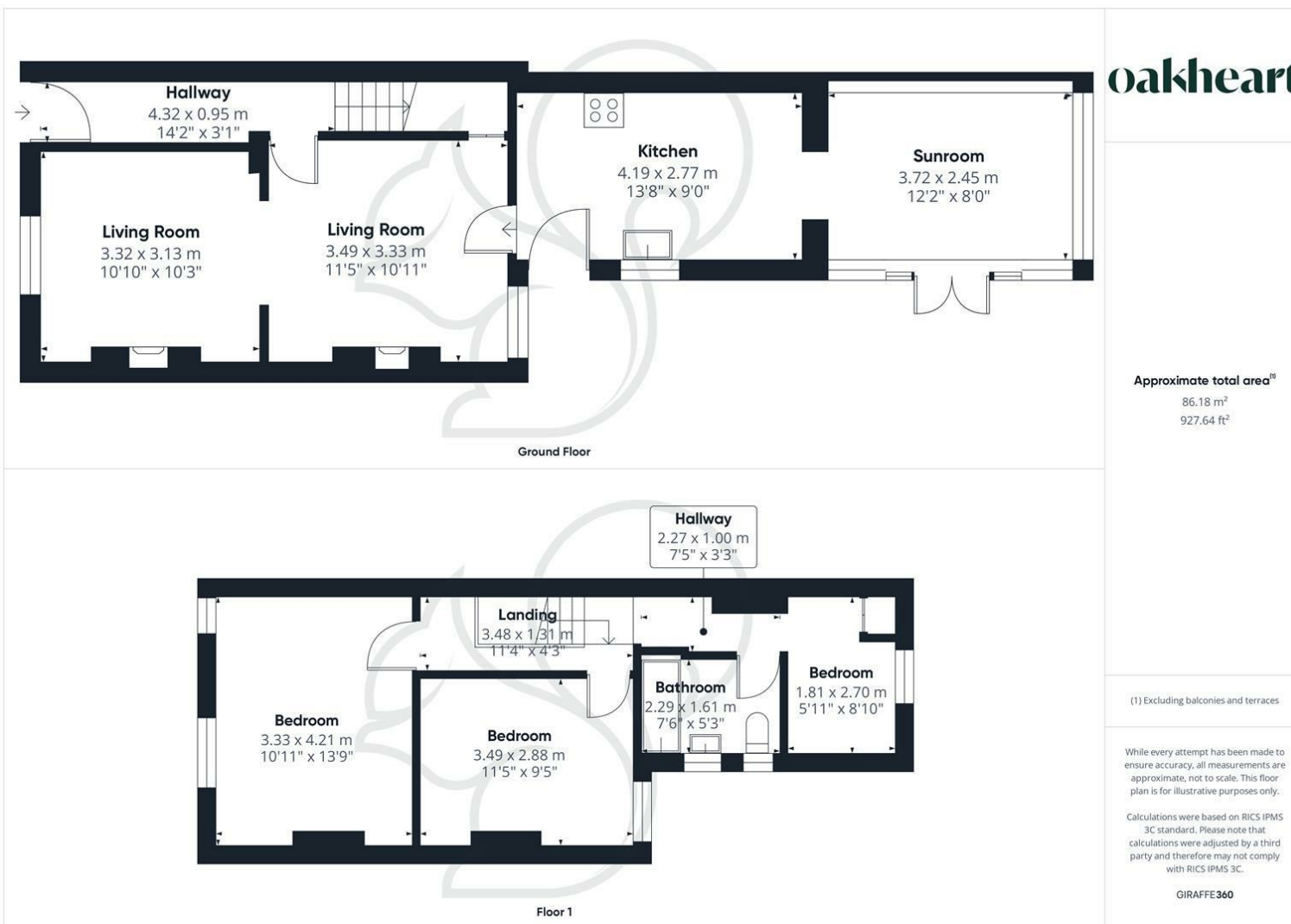
Offering character, generous living space and excellent potential in a highly convenient setting, early viewing is strongly advised.











**oakheart**

Approximate total area<sup>1)</sup>  
86.18 m<sup>2</sup>  
927.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Oakheart Colchester  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**