

oakheart



£325,000

Guide Price

Colonel Way, Colchester

GUIDE PRICE: £325,000 - £350,000.

Located on Colonel Way, within the Abbey Fields area of Colchester, this spacious three-bedroom semi-detached home presents an excellent opportunity for families, first-time buyers and investors alike. The property enjoys a convenient position within easy reach of well-regarded primary and secondary schools, Colchester City Centre and Colchester Town Station, offering direct rail services into London Liverpool Street.

The ground floor accommodation begins with a welcoming hallway, complete with a useful storage cupboard and a convenient downstairs WC. The

well-equipped kitchen offers ample worktop and cupboard space, alongside integrated appliances, making it both practical and stylish. To the rear, a spacious open-plan living and dining area provides an ideal setting for both relaxing and entertaining, with patio doors opening directly onto the rear garden.

Upstairs, the first floor landing gives access to the loft and an additional storage cupboard. The principal bedroom benefits from built-in wardrobes, while a further double bedroom and a well-proportioned single bedroom offer flexible living arrangements. A family bathroom completes the first floor.

Externally, the property features a good size enclosed rear garden, designed for ease of maintenance and enjoyment, with an extended patio area, lawn and a shed positioned to the rear. The home also benefits from two allocated parking spaces.

Agents Note:

Please be advised there is an estate charge of circa £300 per year.











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GLA¹⁾
89.29 m²
961.1 ft²

Total
89.29 m²
961.1 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

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	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.

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

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