



£300,000

Guide Price

Tufnell Way, Colchester



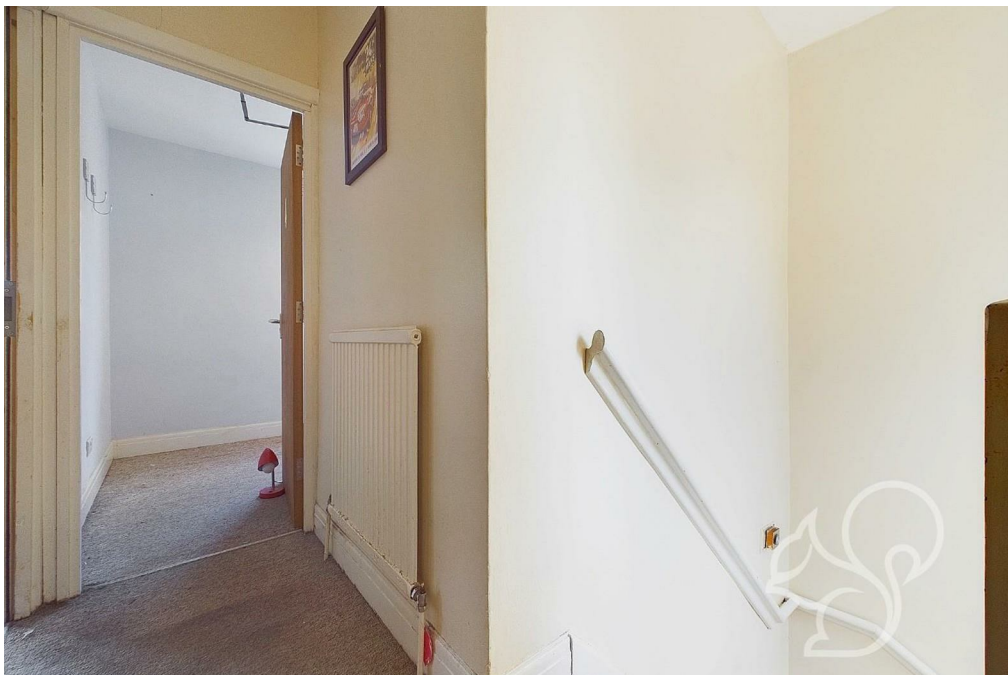
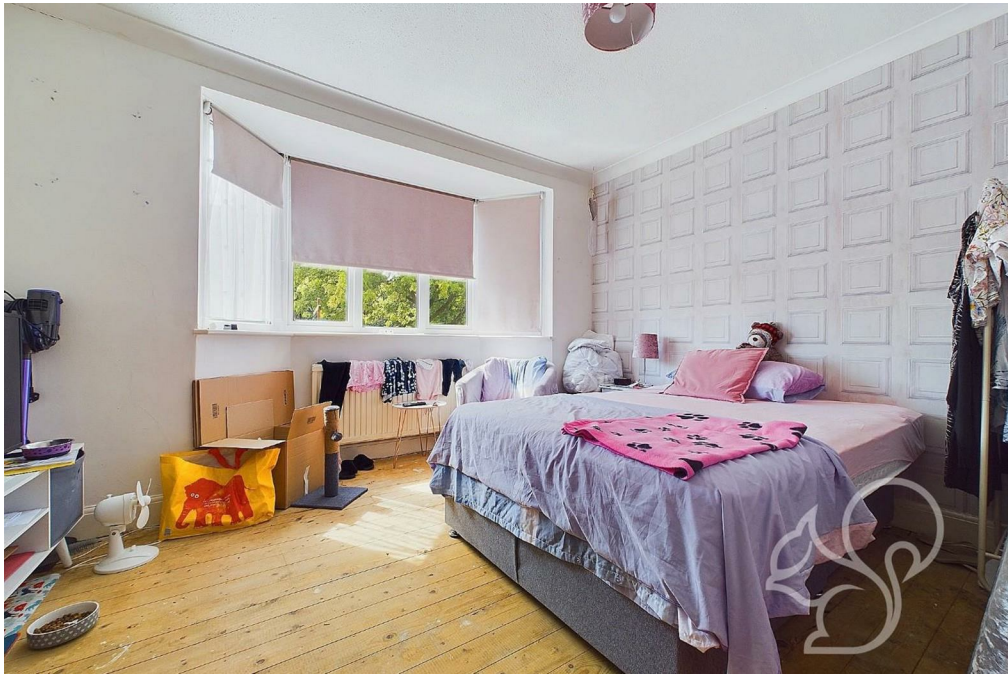
Guide Price: £300,000 - £325,000 and offered with no onward chain is this well-presented semi-detached house, operating as a House of Multiple Occupation (HMO), presents an excellent investment opportunity.

The spacious accommodation includes a generous kitchen/diner, complemented by a walk in pantry for added convenience. On the ground floor, you'll find a versatile space that can serve as a lounge or an additional bedroom, along with a bathroom. The first floor comprises three well-proportioned bedrooms accessible via a central landing.

One of the standout features of this property is its prime location. It is within easy walking distance of Colchester's Mainline Train Station, offering direct links to London Liverpool Street, making it ideal for commuters. Additionally, the property is close to local shops and amenities, adding to its appeal.









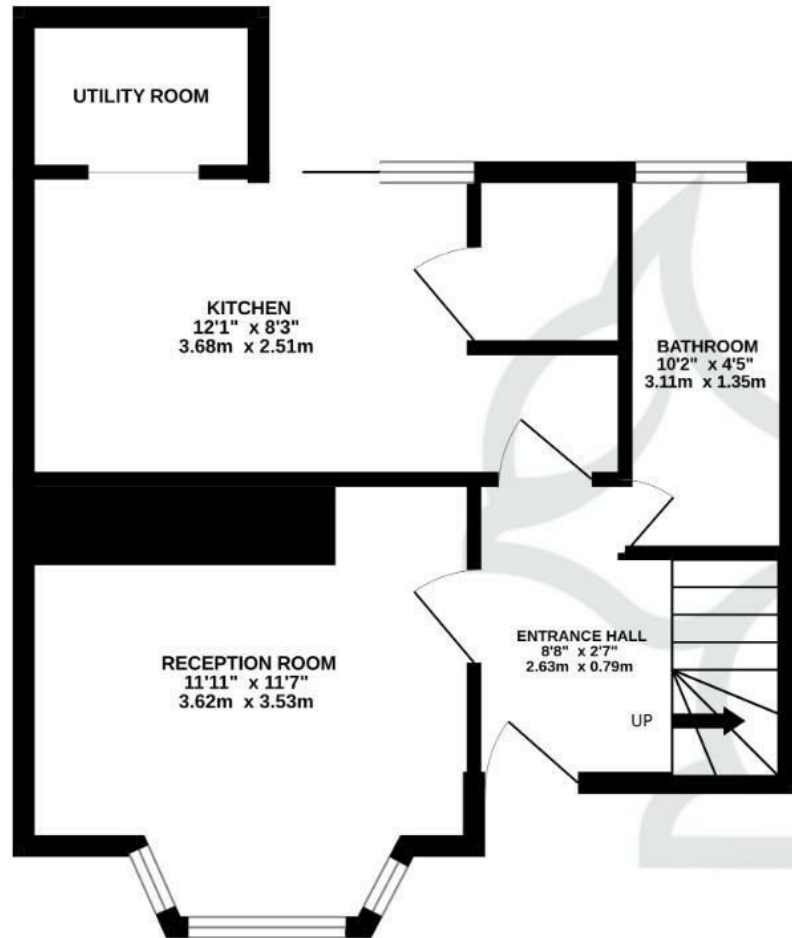




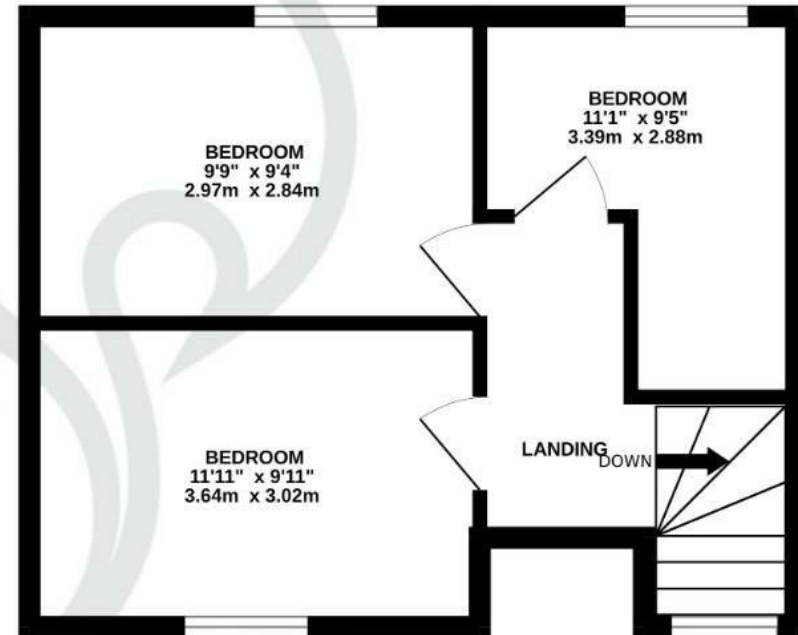




GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 671sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# oakheart

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