



# 306 DALE CLOSE

Stanway

| Essex



Chapman Stickels

306 DALE CLOSE,  
STANWAY, COLCHESTER,  
ESSEX,  
CO3 0FU

CHAIN FREE - A SUPERBLY PRESENTED TWO-BEDROOM MAISONETTE  
LOCATED IN THE DESIRABLE AREA OF STANWAY

Colchester Station – 3.5 miles

- Sitting / dining room • Kitchen • Two double bedrooms •
- Family bathroom • One parking space •





### The Property

Believed to have been built in the mid 90's, this 1st floor property has recently undergone comprehensive refurbishment. The result is a low maintenance modern home, with interior features which includes a new fitted kitchen and bathroom suite, new flooring throughout, as well as new double-glazed windows & front door, ensuring comfort and efficiency in equal measure.

Accessed via a private ground floor entrance, the first-floor layout provides a sense of privacy which is enhanced by attractive views across the adjacent park.



The approach is through a communal garden area which adds to the appeal, while rear parking offers everyday practicality.

Offered on an extended leasehold, this is an ideal purchase for first time buyers, those who wish to downsize, or indeed investors seeking a low maintenance, modern home in a highly convenient location.

### Additional Information

Service Charge was £762.68 for 2026. Paid January 2026 in full

Freeholder - Warren Farm Five

Ground rent - Nil

Lease - 953 years remaining

Parking - One space

Local Authority and Council Tax Band  
Colchester  
Band B (2026) £181.00 a month (April to January)

EPC Rating  
Current C(71). Potential C(78).



# 306 Dale Close, Stanway, Colchester, CO3 0FU

Approximate Floor Area  
Main House - 748 sq. ft / 69.54 sq. m



## First Floor

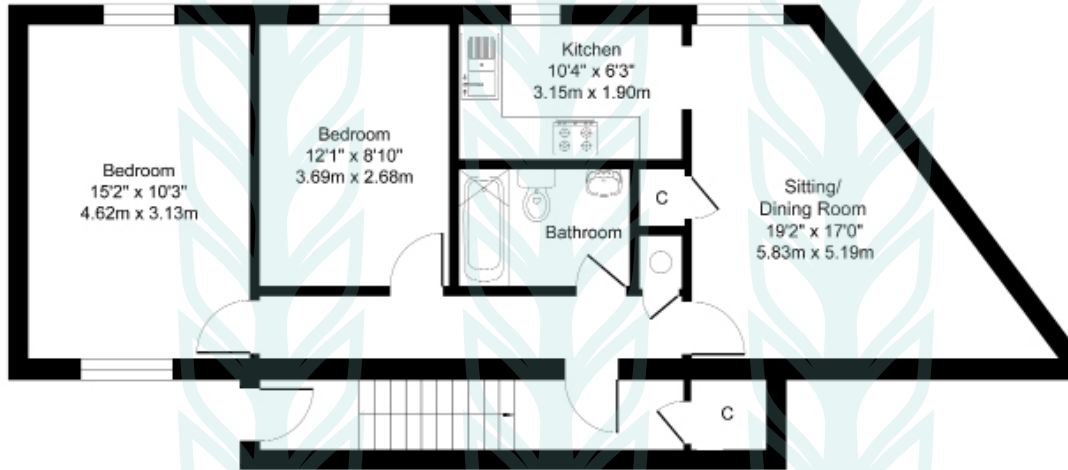


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### Chapman Sticksels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmansticksels.co.uk  
www.chapmansticksels.co.uk

01473 372 372

### All enquiries:

**Benedict Sticksels**  
ben@chapmansticksels.co.uk

**Cleo Shiel**  
cleo@chapmansticksels.co.uk



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