

oakheart

£240,000

Guide Price

Lisle Road, Colchester

Guide Price: £240,000 - £250,000 Offered with no onward chain, this well-presented two-bedroom semi-detached home is situated on Lisle Road in the popular New Town area of Colchester, providing convenient access to a range of local primary and secondary schools, Colchester City Centre, and Colchester Town Station, which offers direct rail links into London Liverpool Street.

The accommodation begins on the ground floor with a welcoming lounge to the front of the property, leading through to a central hallway area

that houses the staircase and connects the living spaces. To the rear is a separate dining room, ideal for entertaining, which in turn opens into the kitchen. The kitchen boasts ample worktop and cupboard space, room for integrated appliances, and benefits from a side door providing direct access to the rear garden.

To the first floor, the landing leads to the principal bedroom, which features a useful built-in storage cupboard. There is a further well-proportioned double bedroom, along with a family bathroom located to

the rear of the property. The bathroom is well equipped with a bath, separate shower cubicle, WC, and wash hand basin.

Externally, the property enjoys a low-maintenance enclosed rear garden, thoughtfully arranged with patio seating and artificial lawn. A side gate offers access to the front of the property, where on-street parking is available.

This property would make an ideal first-time purchase or investment opportunity, combining a practical layout with a highly convenient location.











oakheart

Approximate total area⁽¹⁾
59.8 m²
644 ft²

(1) Excluding balconies and terraces

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		
(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

oakheart