



oakheart

£180,000

Guide Price

East Street, Colchester

GUIDE PRICE: £180,000 - £190,000.

Offered to the market with no onward chain, this well-positioned two-bedroom end-of-terrace home enjoys a convenient setting within easy reach of Colchester City Centre, making it an ideal choice for first-time buyers, commuters and investors alike.

The property is superbly located for access to a wide variety of everyday amenities, with Colchester City Centre offering an excellent selection of shops, restaurants, cafés and leisure facilities. Colchester North Station is also within close proximity, providing direct mainline services into London Liverpool Street, while Colchester General Hospital and the A12 are easily accessible. For those who enjoy outdoor space, the popular Castle Park is also just a short distance away.

The ground floor accommodation comprises a comfortable living room, kitchen and bathroom.

Upstairs, the first floor provides two well-proportioned bedrooms, offering flexible accommodation suitable for a couple, small family or those requiring a home office.

Outside, the property benefits from its own courtyard-style rear garden, creating a private and easily maintained space for outdoor seating and entertaining.

Although the property does not have allocated parking, there are three parking spaces positioned to the rear which are available on a first-come, first-served basis. Further on-street parking can also be found within the surrounding area.

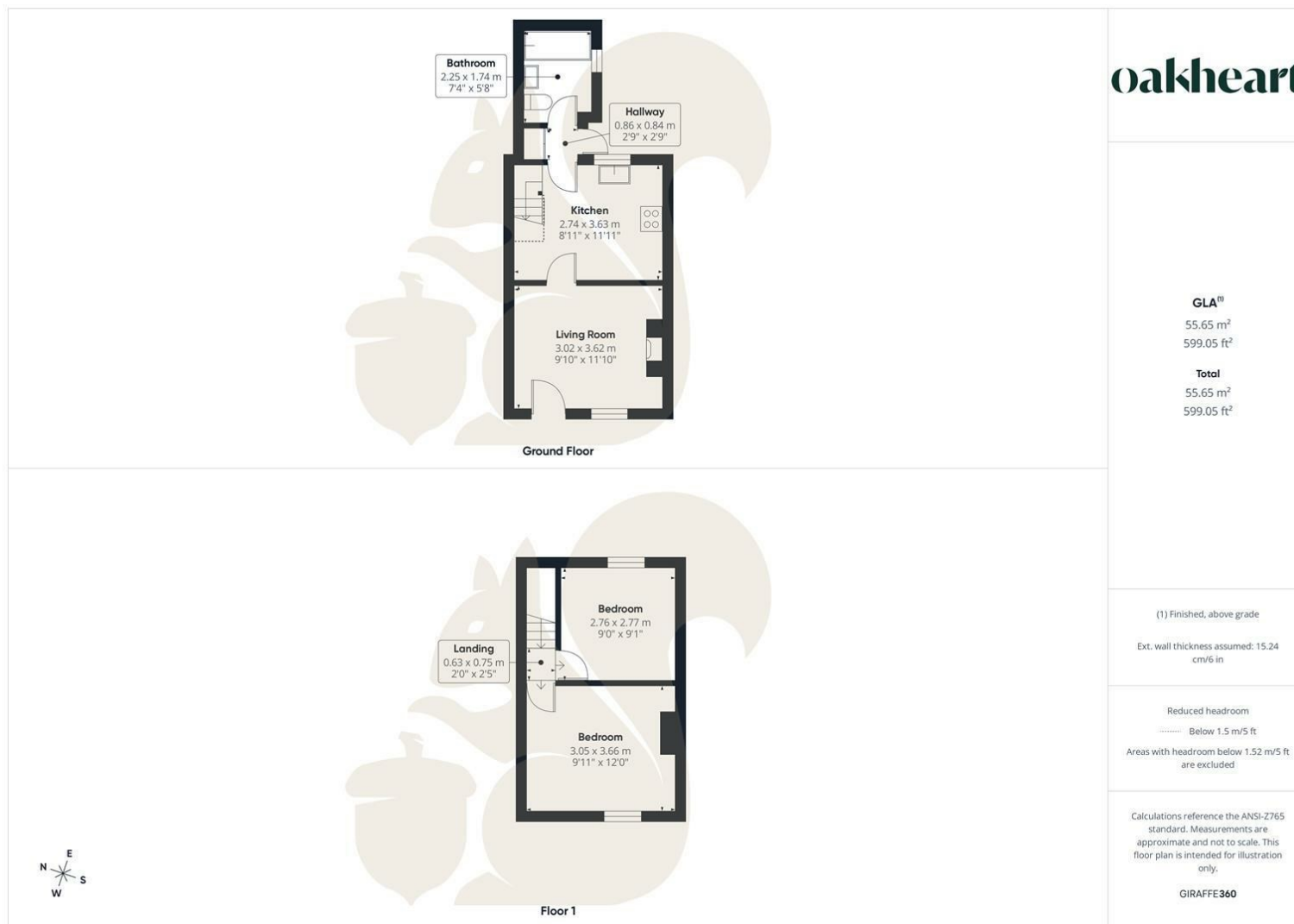
With its convenient location, excellent transport connections and the added benefit of being offered with no onward chain, this property presents an excellent opportunity for buyers looking to secure a home close to the heart of Colchester.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(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.

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