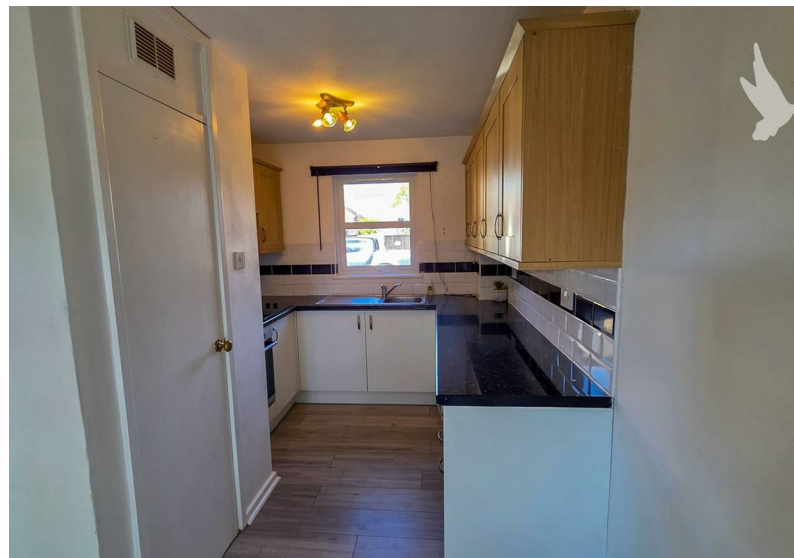




Layer Road, Colchester, CO2 7JZ
£1,000 Per month



Some More Information

Internally, the property offers a layout that offers practical day to day living. A central hallway provides access to the main living space is a comfortable size with room to sit and to dine. The kitchen is open plan with the living space, which benefits is fitted with a range of eye and base level cupboard.

There are two bedrooms, with the main bedroom being a double sized room, whilst the second bedroom is a smaller single room or utilised as a home office, dressing room or occasional spare room. The bathroom is accessed from the hallway and is fitted with bath with electric shower over, pedestal wash hand basin and W.C.

Externally

Externally, the development is well kept and established, with communal areas, gardens maintained and parking available for residents.

Location

From a location point of view, Hollytree Court sits on Layer Road, giving good access into Colchester city centre as well as out towards the A12/A120. It's a convenient spot for both commuters and those working locally, with everyday amenities within easy reach.

Living / Dining Room

13'6" x 9'9" (4.13 x 2.98)

Bedroom 1

8'9" x 13'3" (2.68 x 4.05)

At widest

Bedroom 2

6'8" x 10'7" (2.04 x 3.24)

At widest

Kitchen Area

7'9" x 3'3" (2.37 x 1.01)

Bathroom

Services

Council Tax Band - A

Local Authority - Colchester City

EPC - C

Electric Heating

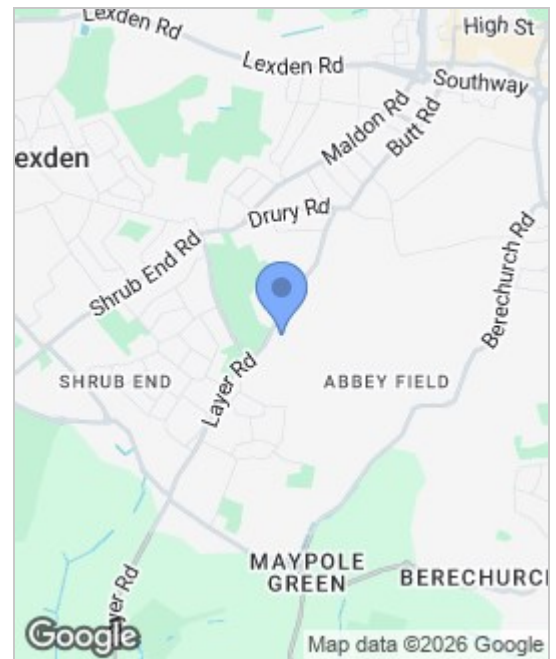
Mains Electric

Mains Water

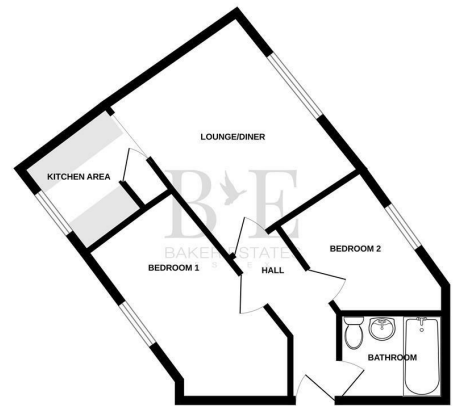
Private Drainage

Broadband Availability - Ultrafast broadband via Openreach with speeds to 76mbs (April 2026).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by Three (details obtained from Ofcom Mobile and Broadband Checker) – (April 2026).



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA - 452 sq.ft. (42.0 sq.m.) approx.
When energy ratings have been made to assess the accuracy of the Energy Performance Certificate, measurements of actual energy usage should be used to provide an indication of energy usage. The information provided is for guidance only and is not intended to be a guarantee.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	69	England & Wales
		74	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.