

oakheart



£210,000

Guide Price

Holliwell Close, Stanway

Guide Price: £210,000 - £215,000 Nestled within the popular Stanway district, this well-presented two-bedroom cluster house on Holliwell Close offers an ideal blend of comfort, convenience, and modern living. Perfectly positioned, the property enjoys easy access to highly regarded local schools, a range of amenities, and excellent transport links, making it an attractive choice for first-time buyers, downsizers, or investors alike.

Upon entering, you are welcomed by a bright entrance hall

leading through to a well-appointed kitchen, offering an ample array of cupboard and worktop space. The spacious living and dining area provides a comfortable and versatile setting for everyday living and entertaining, enhanced by generous natural light.

The landing gives access to two double bedrooms, with the principal bedroom benefiting from full-length built-in wardrobes. The family bathroom is fitted with a bath and shower overhead,

WC, and wash basin.

Externally, the property enjoys communal gardens to the front, made up of a patio area and mainly lawn, offering a pleasant outdoor setting. Additional benefits include a private outside storage cupboard and a resident car park providing off-road parking.

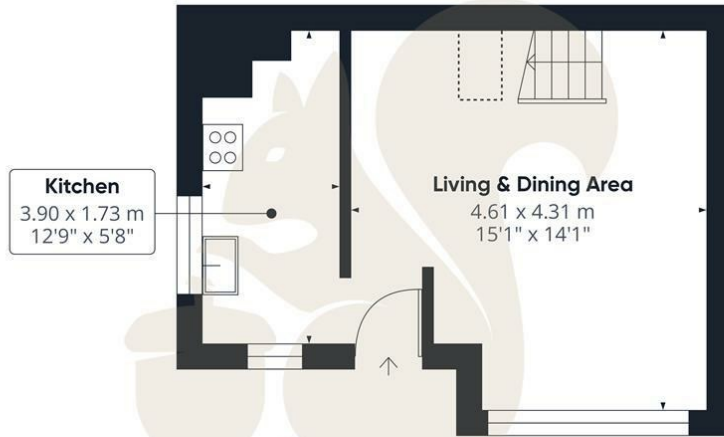
We have been advised by the seller there is a estate charge of £400 P/A.



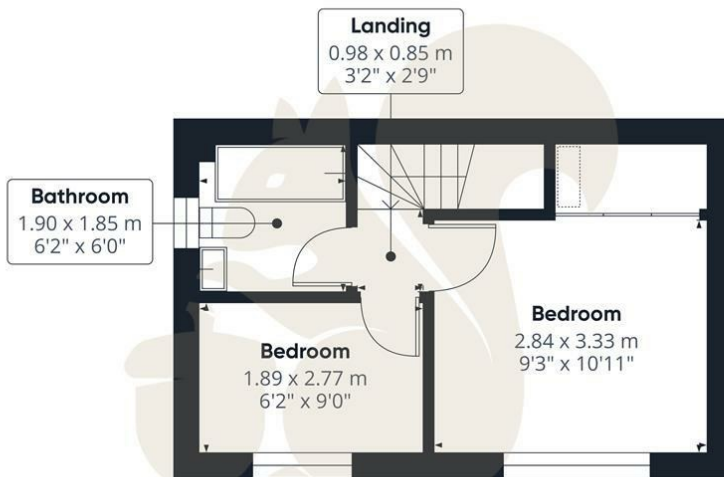








Ground Floor



Floor 1



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Approximate total area⁽¹⁾

45.5 m²
490 ft²

Reduced headroom

0.4 m²
5 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

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 | | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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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