



oakheart

£240,000

Offers In Excess Of
Lisle Road, Colchester

A charming two-bedroom mid-terraced home, this attractive property on Lisle Road, CO2 offers an excellent opportunity for first-time buyers, downsizers, or investors alike. The location is well connected, with Lisle Road benefiting from local shops, supermarkets, schools, and transport links within easy reach, while Colchester town centre and nearby National Rail stations are also accessible

This well-proportioned two-bedroom mid-terraced home is arranged over two floors and offers a practical and well-balanced layout, ideal for first-time buyers, downsizers, or investors. The ground floor is centred around a spacious living room positioned to the front of the property, creating a

welcoming main reception space with plenty of room for both seating and everyday relaxation.

To the rear, the kitchen is positioned separately and provides a compact yet functional cooking space, while a convenient WC is located just off the upper rear section of the ground floor for added practicality. The layout also benefits from a useful landing area, helping the home feel more connected and easy to navigate.

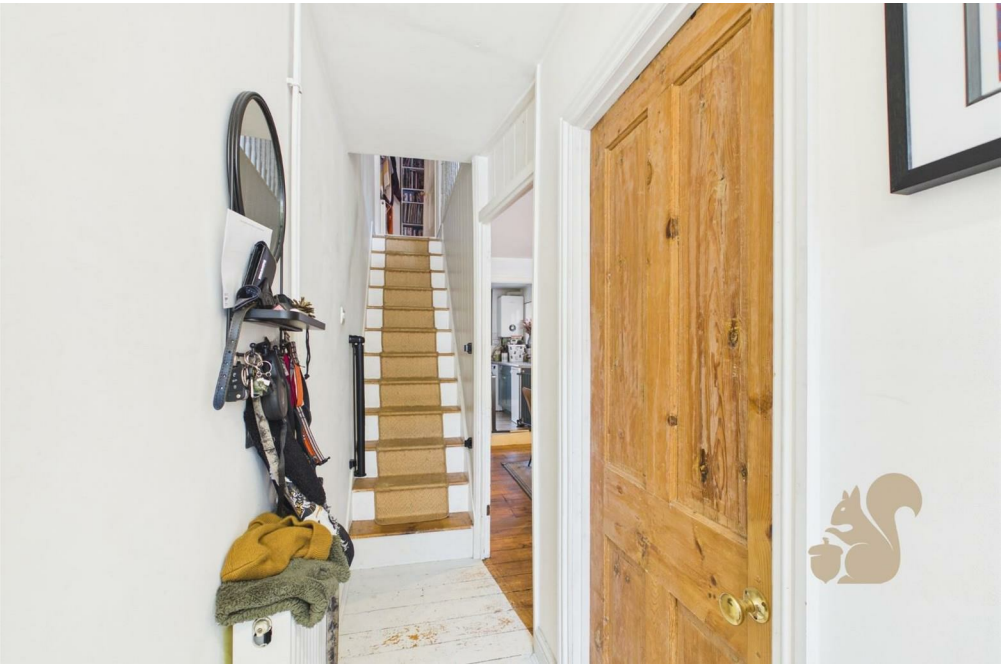
Upstairs, the first floor continues the sensible arrangement with two well-sized bedrooms. The principal bedroom sits to the rear and offers generous

proportions, while the second bedroom is positioned to the front and would work well as a guest room, nursery, or home office.

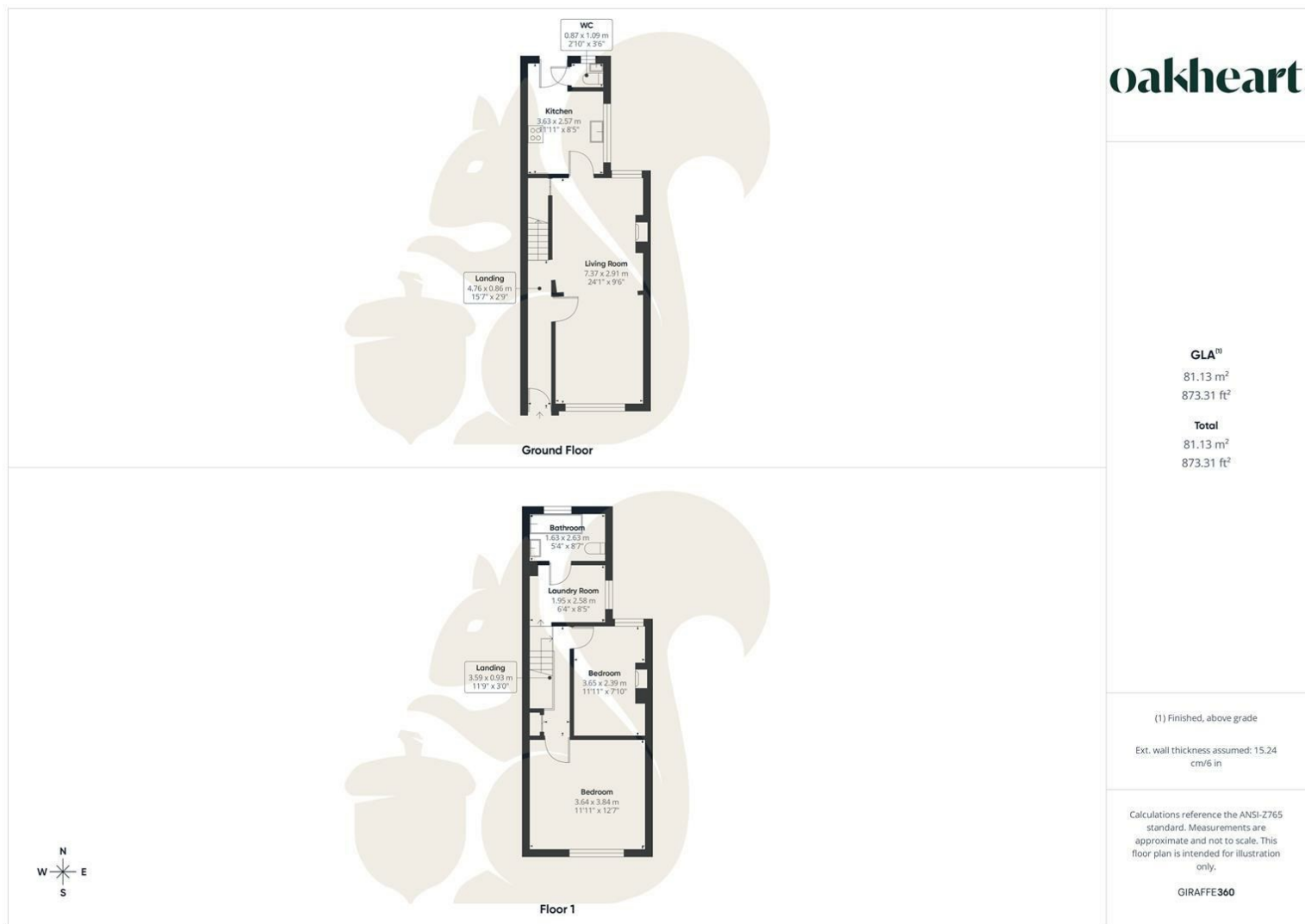
The family bathroom is located on the first floor and is neatly placed off the landing, making it convenient for both bedrooms. Overall, the property offers a traditional and efficient layout with clearly defined living and sleeping spaces, making it a comfortable and versatile home











Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(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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