

oakheart



£260,000

Guide Price

Military Road, Colchester

Guide Price: £260,000 - £270,000 Ideally positioned just moments from Colchester Town Centre, this modern two-bedroom home offers a superb blend of convenience and contemporary living. With Colchester Town Train Station close by providing direct links to London Liverpool Street and a range of local amenities within easy reach, the location is hard to beat.

Built in 2015, the property features a modern interior and an impressive energy efficiency rating to help keep running costs low. Inside, the layout includes a bright lounge-diner with doors opening onto the rear garden, a stylish fitted kitchen with integrated appliances, and a handy downstairs cloakroom.

Upstairs hosts two well-proportioned bedrooms and a

contemporary family bathroom. Outside, the low-maintenance rear garden offers access to the allocated parking space for one vehicle.

#### Agents Note

Please note some photos have been virtually staged.

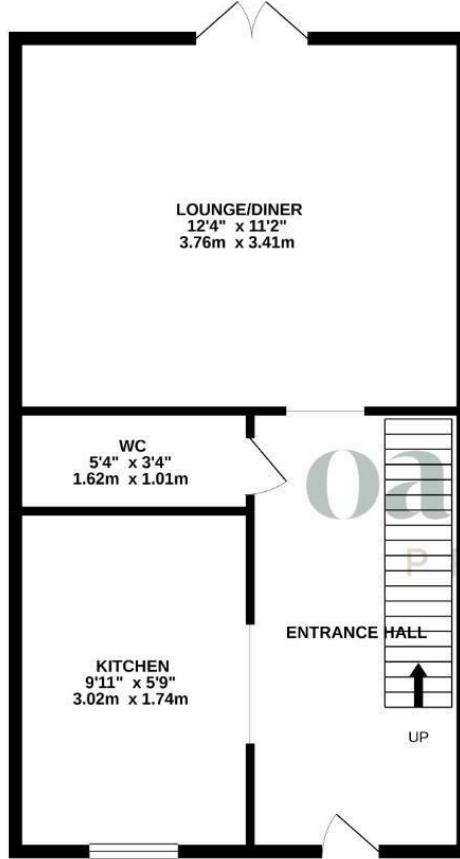




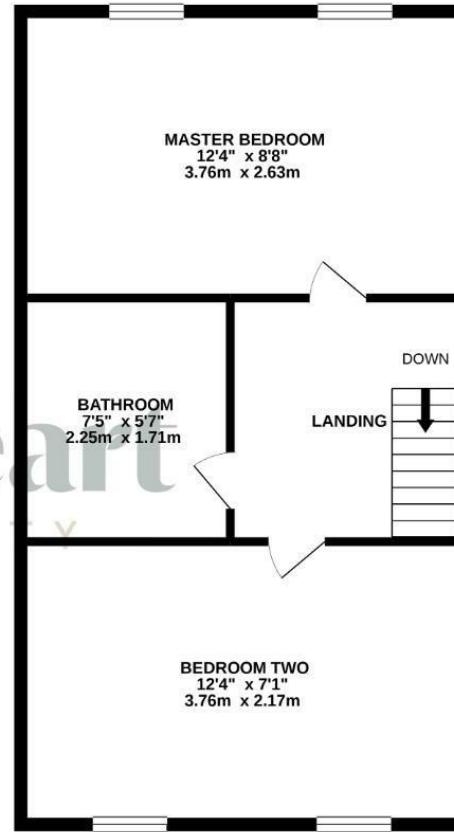




## GROUND FLOOR



## 1ST FLOOR

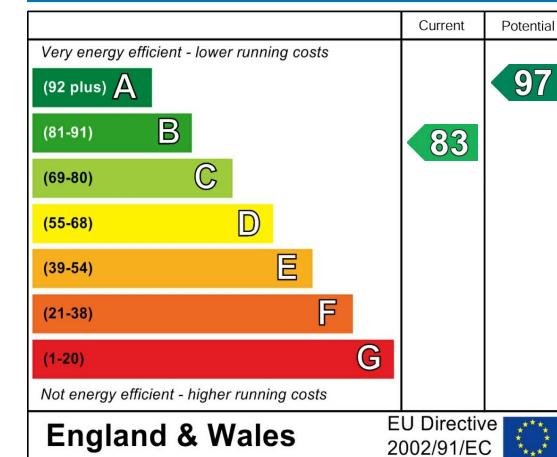


Local Authority:  
Colchester Borough

Tenure:  
Freehold

Council Tax Band:  
C

## Energy Efficiency Rating



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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