

oakheart



£280,000

Guide Price

New Kiln Road, Colchester

Guide Price: £280,000 - £290,000

Offered with no onward chain and situated in one of Colchester's most desirable and established residential areas, this three bedroom mid-terrace home offers an exciting opportunity for buyers looking to modernise and create a home to their own taste. The property is ideally positioned in the sought after Lexden area, close to excellent local amenities, well regarded schools and convenient transport links.

The accommodation is well proportioned and offers excellent potential for improvement. The ground floor begins with an entrance hallway leading into a

generous living/dining room, providing a versatile space for both relaxing and entertaining. To the rear is a separate kitchen with access through to a bright conservatory, which overlooks and provides access to the outside space. A useful ground floor WC completes the downstairs accommodation.

Upstairs, the property provides three bedrooms, offering flexibility for families, couples, home workers or those requiring additional guest accommodation. There is also a family bathroom and landing with useful storage.

The property provides an excellent opportunity for a new owner to update,

improve and personalise the accommodation.

Externally, the property benefits from communal parking together with a garage situated in a nearby block, providing valuable additional storage and secure parking.

Located within the highly regarded Lexden area, New Kiln Road offers easy access to Colchester's extensive range of shops, restaurants and amenities, whilst also being within reach of excellent schools and transport links. The surrounding area is particularly attractive, with the historic character and green spaces of Lexden providing a pleasant setting.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLA⁽¹⁾

105.5 m²
1135.58 ft²

Main building total

105.5 m²
1135.58 ft²

Building 2 total

14.8 m²
159.32 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft
are excluded

Calculations reference the ANSI-Z765
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:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(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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