

oakheart

£325,000

Offers In Excess Of  
Enid Way, Colchester



Situated on the ever-popular Enid Way, just off Bergholt Road in North Colchester, this spacious three-bedroom semi-detached home offers an ideal opportunity for families, first-time buyers or investors alike. Perfectly positioned, the property provides excellent access to Colchester City Centre, Colchester General Hospital, the A12 and Colchester North Station, with direct rail links into London Liverpool Street. Offered with no onward chain, this home is ready for its next owners to move straight in and make it their own.

The ground floor accommodation begins with an entrance landing leading through to a generously sized living room, complete with a useful understairs storage cupboard. A separate dining room enjoys an abundance of natural light via sliding doors opening onto the rear garden, creating a perfect space for entertaining. The adjoining kitchen offers ample worktop and cupboard space, along with a further patio door providing direct garden access.

To the first floor, the landing provides access to the loft and leads to

three well-proportioned bedrooms. The principal bedroom benefits from a built-in cupboard, while the second double bedroom features fitted wardrobes. A third single bedroom offers flexibility as a nursery, home office or guest room. The accommodation is completed by a family bathroom.

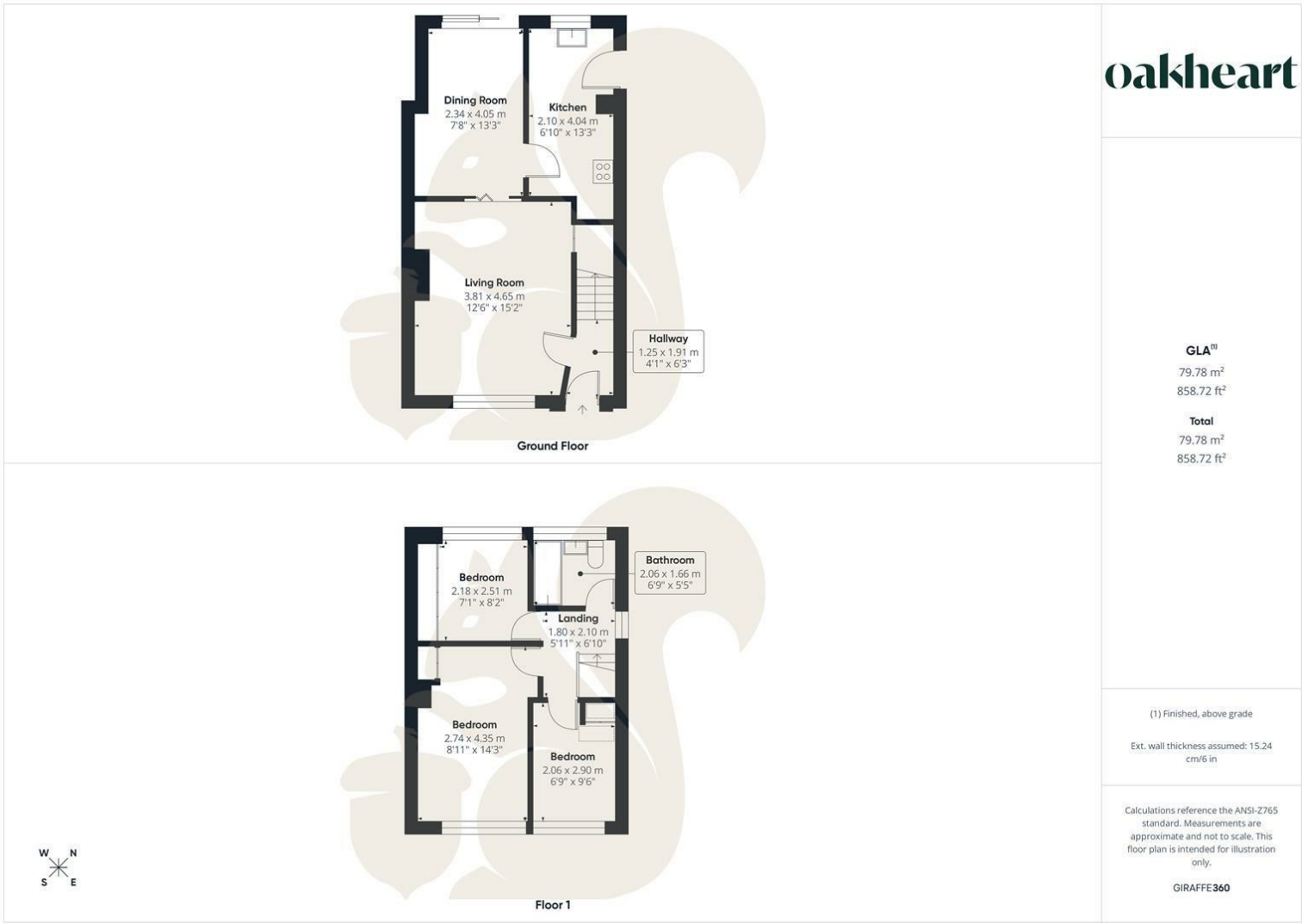
Externally, the property boasts a generous L-shaped rear garden, thoughtfully arranged with a patio seating area, raised stone section, lawn and a garden shed. Side access leads to the front of the property, where a driveway provides ample off-road parking for multiple vehicles.











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**GLA<sup>1)</sup>**  
79.78 m<sup>2</sup>  
858.72 ft<sup>2</sup>

**Total**  
79.78 m<sup>2</sup>  
858.72 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.