£270,000

Guide Price

Old Heath Road, Colchester

Guide Price: £270,000 - £280,000.

This attractively presented two-bedroom end-terrace home is situated on the ever-popular Old Heath Road, to the south of Colchester. The property enjoys a convenient location with easy access to Colchester's historic city centre, the mainline railway station offering direct services to London Liverpool Street, and a wide selection of nearby schools, shops, and local amenities.

The accommodation begins with a welcoming porch leading into an entrance hallway. The ground floor offers a comfortable lounge and a separate dining room, which cleverly incorporates a built-in desk area beneath the stairs. Further benefits include a well-equipped kitchen, a practical utility room, and a ground-floor WC. The property has also benefited from partial rewiring and re-plumbing works.

Upstairs, the first floor provides two well-proportioned bedrooms, with the principal bedroom featuring fitted wardrobes, along with a modern family bathroom.
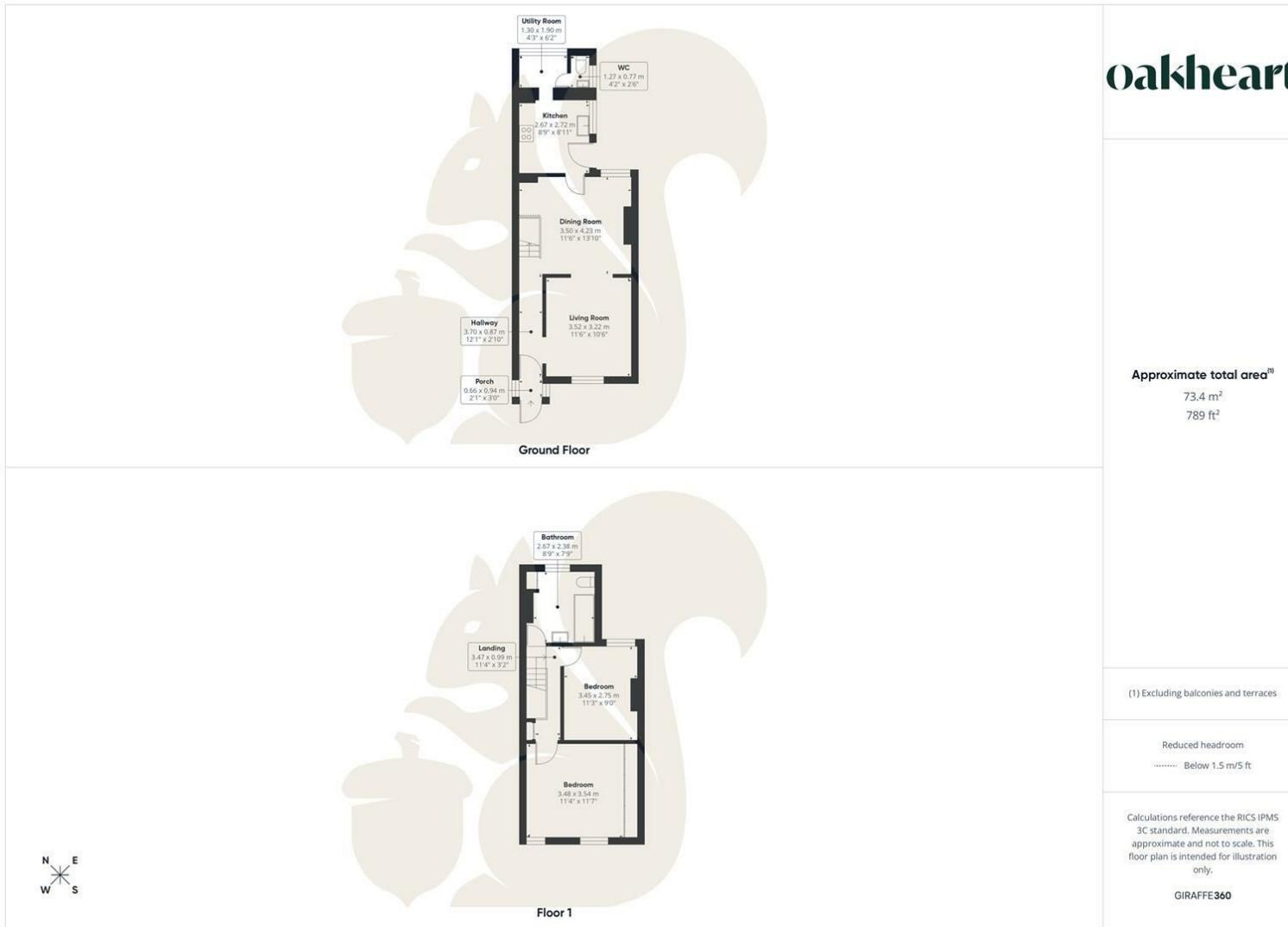
Externally, the home boasts a generous rear garden, predominantly laid to lawn and complemented by a patio area ideal for outdoor dining and entertaining, as well as multiple storage sheds. On-street parking is available.

Ground Floor

Utility Room
1.30 x 1.90 m
4'3" x 6'2"

WC
1.27 x 0.77 m
4'2" x 2'6"

Kitchen
2.67 x 2.72 m
8'9" x 8'11"

Dining Room
3.50 x 4.23 m
11'6" x 13'10"

Hallway
3.70 x 0.87 m
12'1" x 2'10"

Living Room
3.52 x 3.22 m
11'6" x 10'6"

Porch
0.66 x 0.94 m
2'1" x 3'0"

Ground Floor

Floor 1

Bathroom
2.67 x 2.38 m
8'9" x 7'9"

Landing
3.47 x 0.99 m
11'4" x 3'2"

Bedroom
3.45 x 2.75 m
11'3" x 9'0"

Bedroom
3.48 x 3.54 m
11'4" x 11'7"

Floor 1

N E W S

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Approximate total area(1)

73.4 m²

789 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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