

**oakheart**



£350,000

Offers In Excess Of  
Sergeant Street, Colchester

This well-presented three-bedroom end-of-terrace home, located in the ever-popular CO2 area of Colchester, offers modern, move-in-ready accommodation, off-street parking, and a low-maintenance rear garden—making it an excellent choice for first-time buyers, young families, or anyone seeking a comfortable and well-connected home.

The property is entered via a welcoming hallway, which provides access to a convenient ground-floor WC, ideal for everyday family life and visiting guests. The spacious living room spans the depth of the home, creating a bright and versatile space that can be easily arranged for both relaxing and dining. A separate dining room, positioned just off the kitchen, provides a sociable setting for family meals and entertaining, while the well-laid-out kitchen offers ample worktop and storage space with a pleasant outlook over the rear garden.

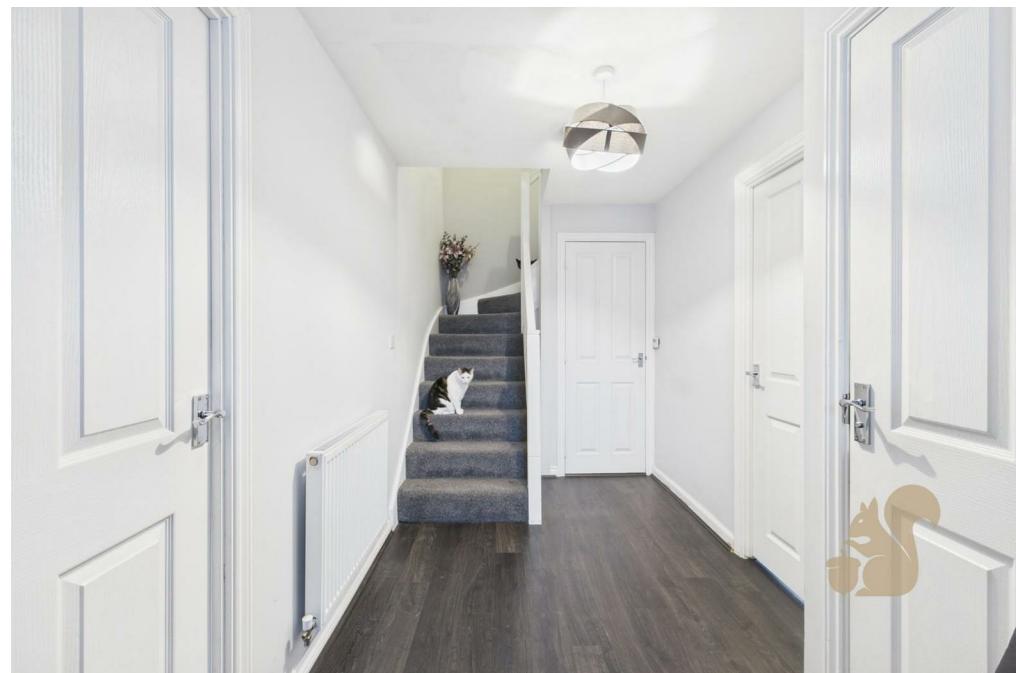
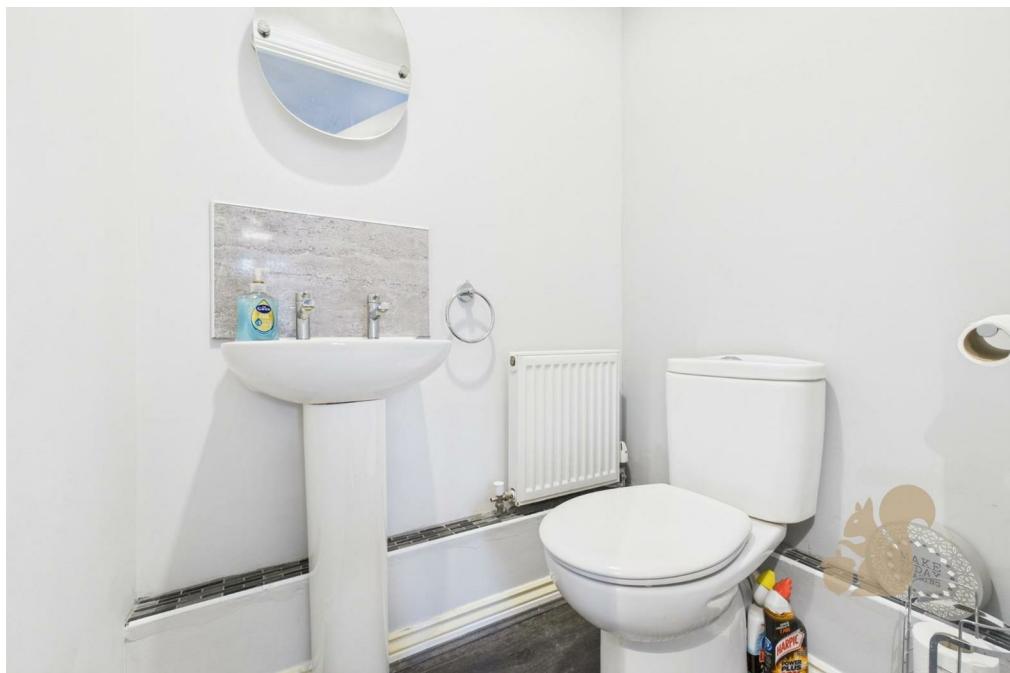
Upstairs, the home features three well-proportioned bedrooms, offering flexibility for family living, guests or home working. The principal bedroom benefits from a newly fitted en-suite shower room, adding a touch of comfort and practicality. The remaining bedrooms are served by a family bathroom with a modern three-piece suite.

Externally, the property enjoys off-street parking via a private driveway, along with the added benefit of a leasehold garage located beneath a neighbouring coach house, ideal for additional parking or storage. The rear garden has been designed with ease of maintenance in mind, featuring a paved patio area perfect for outdoor seating and barbecues, with a section of lawn to the rear providing space for children, pets or gardening.

Situated on the south side of Colchester, the property is well placed for local schools, everyday amenities and regular bus routes into the town centre and mainline stations. There is also convenient access to the A12 and nearby green spaces, making this a highly appealing home in a popular residential location.







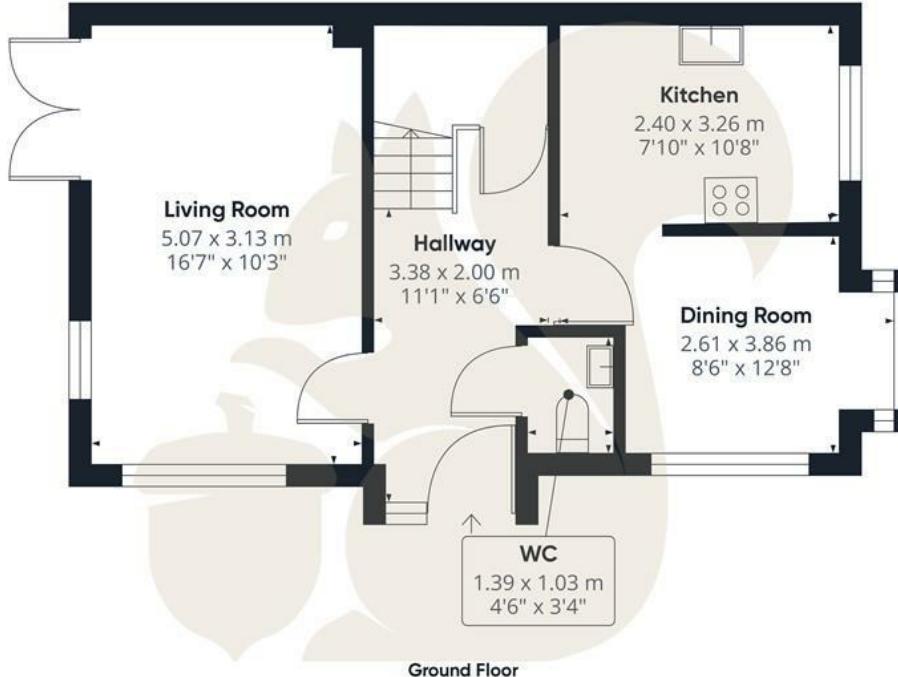








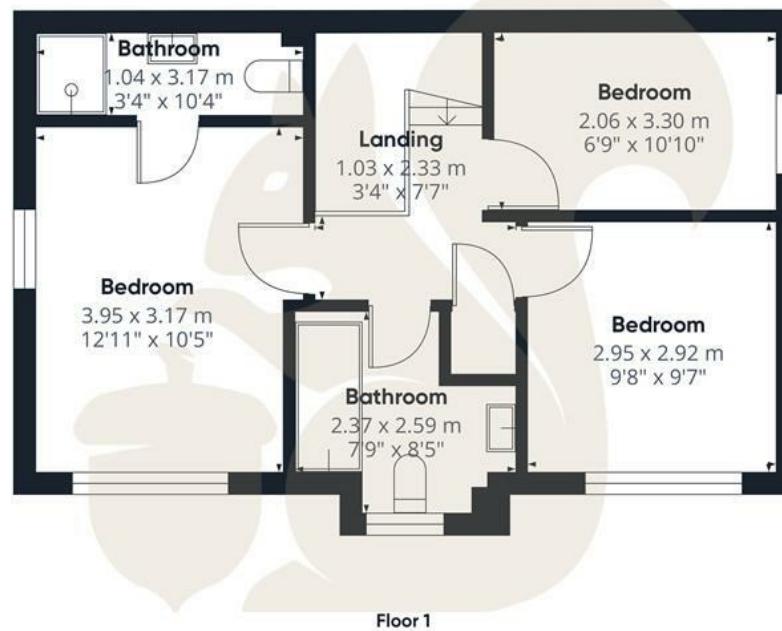




Approximate total area<sup>(1)</sup>

84.9 m<sup>2</sup>

913 ft<sup>2</sup>



(1) Excluding balconies and terraces

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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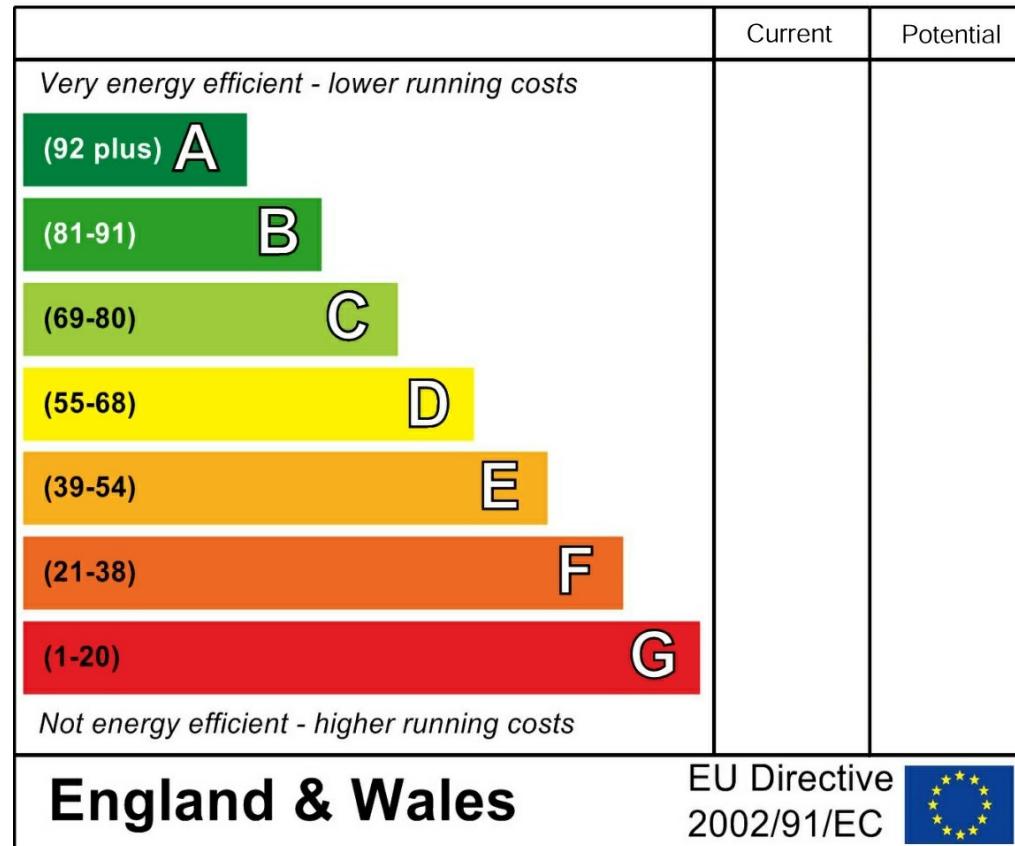
Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D



## 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.

# oakheart

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