

oakheart

£240,000

Guide Price

Bourne Road, Colchester



GUIDE PRICE: £240,000 - £250,000.

Situated on Bourne Road in Colchester, this attractive two bedroom period home combines characterful accommodation with a highly convenient setting. Within convenient access to well regarded primary and secondary schools, making the location particularly appealing to a range of buyers. Colchester City Centre can also be easily reached on foot or by bicycle, offering an excellent selection of shops, restaurants, bars and leisure facilities. Colchester Town Station is within easy reach,

providing direct services to London Liverpool Street, with regular bus routes connecting the surrounding areas and villages.

The accommodation begins with a welcoming reception room, featuring a decorative fireplace and a central staircase which creates a natural separation between the living and dining spaces. Beyond, the dining room leads through to the kitchen, fitted with a range of units, tiled splashbacks and integrated appliances, alongside additional space and plumbing for further appliances. A wall mounted gas boiler is also housed here, with a

door providing direct access to the rear garden.

Upstairs, there are two generously proportioned double bedrooms, with the family bathroom which offers both a bath and separate shower, is accessed from the principal bedroom.

To the rear, the property enjoys a particularly generous garden, predominantly laid to lawn with a pathway extending towards the far end offering rear access. Mature hedging and fencing provide a good degree of privacy, while the garden offers plenty of space for planting, outdoor dining and seating.









