

oakheart

£300,000

Guide Price

Mile End Road, Colchester



Guide Price: £300,000 - £325,000.

Situated in the sought-after area of North Colchester, this generously proportioned three-bedroom semi-detached home offers the perfect blend of character and convenience. Located on Mile End Road, the property is ideally placed for families and commuters alike, with excellent access to Gilbert Secondary School, Colchester General Hospital, the North Gateway Leisure Park, the A12, and Colchester North Station – providing direct trains into London Liverpool Street in under 50 minutes.

Step through the entrance hall into a welcoming lounge featuring a charming cast iron fireplace, ideal for cosy evenings in. A separate dining room benefits from an understairs storage cupboard, leading through to a spacious kitchen boasting ample worktop and cupboard space, with a door opening out to the rear garden. To the rear of the home, you'll also find a utility area and a modern family bathroom comprising a bath with shower over, WC and wash basin.

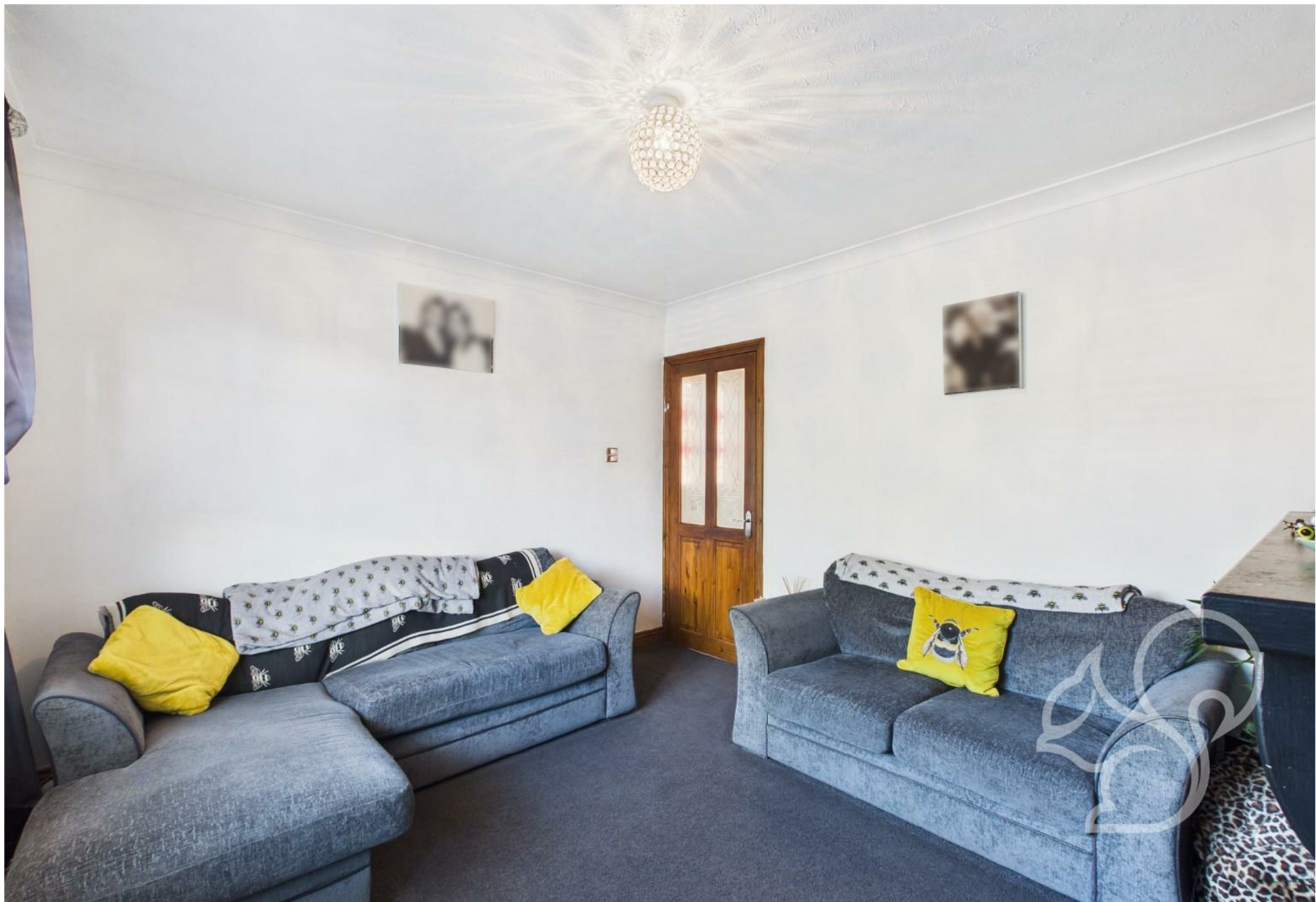
Upstairs, the property offers a well-sized principal bedroom, a further

double bedroom, a single bedroom, and a convenient separate WC.

The property enjoys a generous rear garden, mainly laid to lawn with a large patio area, raised decking perfect for outdoor dining or entertaining, and a garden shed to the rear. There is also side access leading to the front of the property, where on-street permit parking is available.

A fantastic opportunity for families or professionals seeking a spacious and conveniently located home in North Colchester.







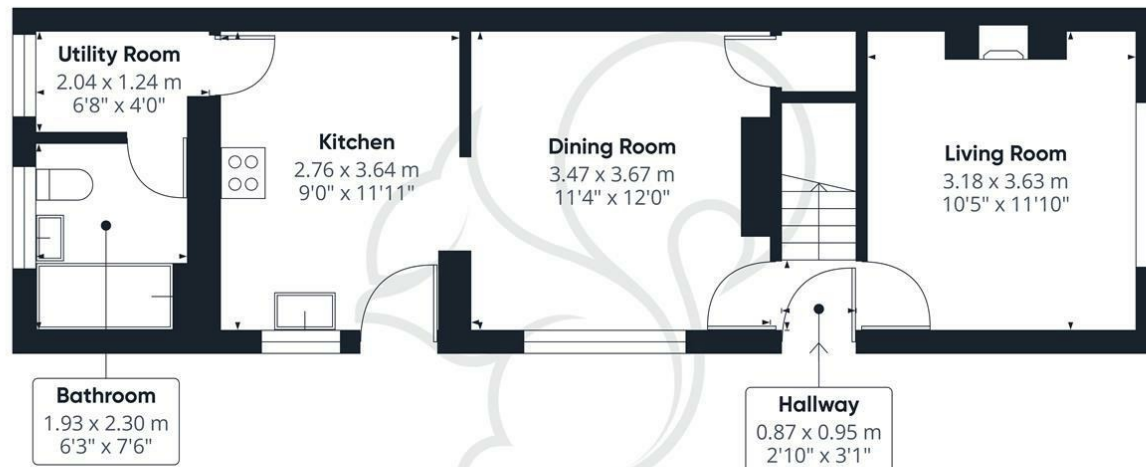


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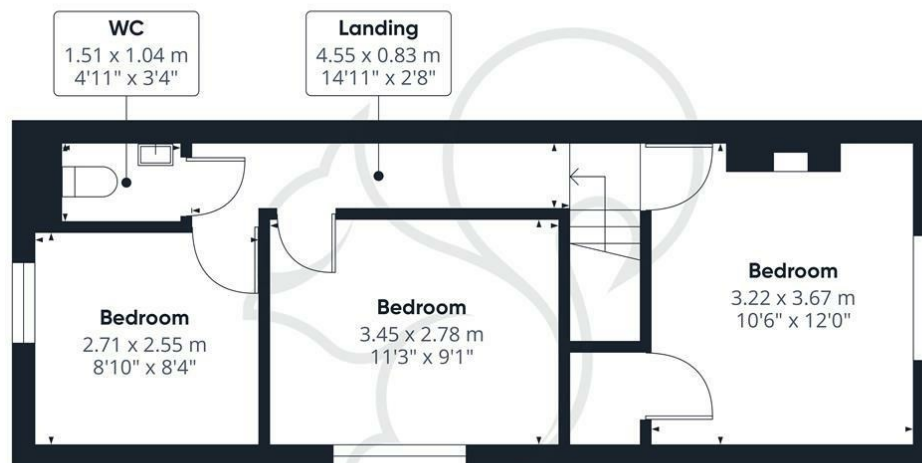
Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C



Ground Floor



Floor 1

Approximate total area⁽¹⁾

78.7 m²
848 ft²

(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.

GIRAFFE360

Energy Efficiency Rating

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