

oakheart

£230,000

Guide Price

Canterbury Road, Colchester



Guide Price: £230,000 - £250,000.

This charming two-bedroom Victorian home, ideally positioned on Canterbury Road in Colchester (CO2), offers well-balanced accommodation, a generous rear garden, and excellent potential to enhance and personalise.

The ground floor welcomes you into a bright and inviting living room, leading through to a separate dining room perfect for entertaining or everyday family life. To the rear, a modern fitted kitchen provides direct access to the garden, creating a practical and sociable layout.

Upstairs, the property features two well-proportioned double bedrooms, offering flexibility for home working or additional storage, alongside a family bathroom accessed from the landing.

Externally, the home truly shines with its impressive rear garden, predominantly laid to lawn and complemented by patio space, established planting, sheds, and a greenhouse ideal for keen gardeners or those seeking outdoor space to relax and entertain. Private side access adds further convenience.

The property also benefits from owned solar panels, delivering energy efficiency and approximate annual savings of circa £1,000 according to the owner.

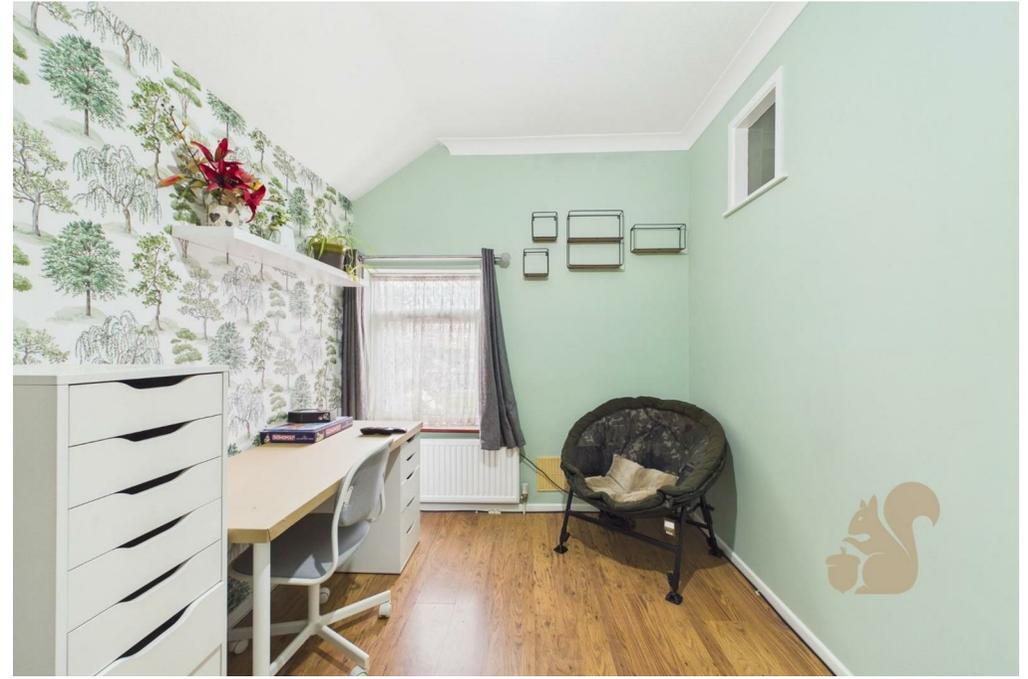
Situated within easy reach of local amenities, schools, bus routes and the station this home truly presents an excellent opportunity for first-time buyers or investors looking to secure a character property with scope to add their own stamp to it.









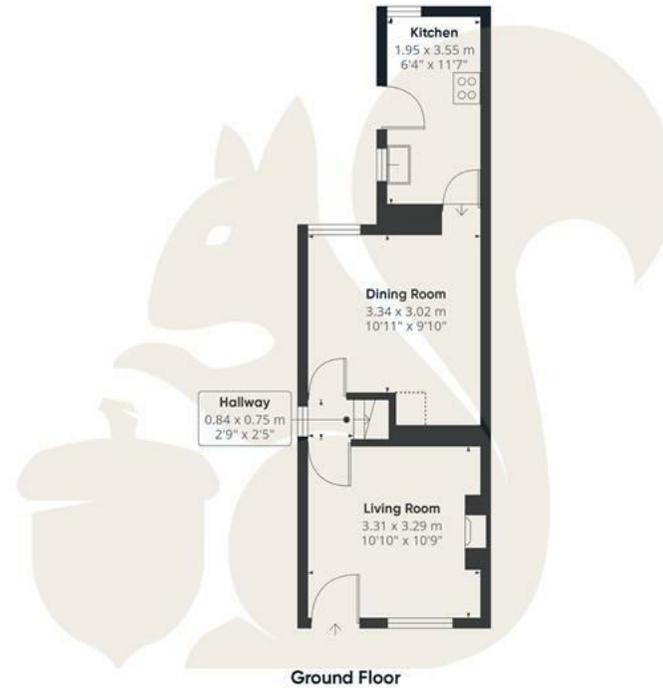








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**Approximate total area<sup>(1)</sup>**

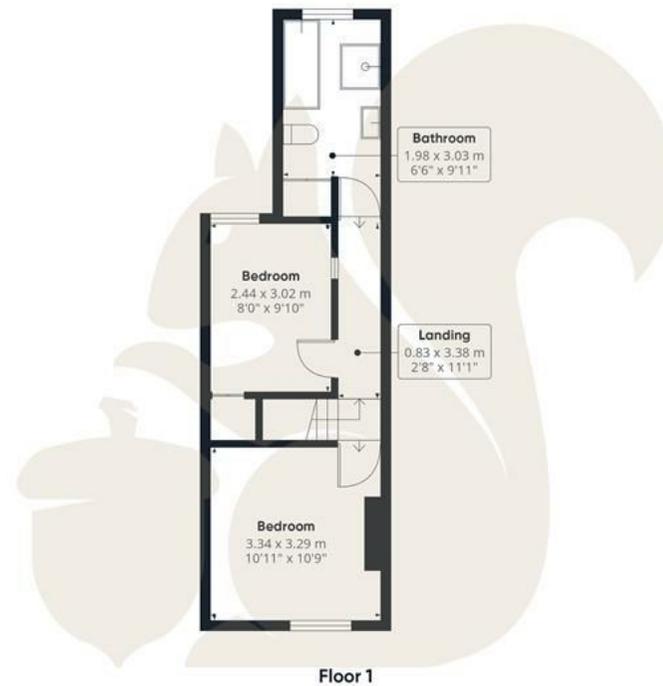
58.7 m<sup>2</sup>

632 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

4 ft<sup>2</sup>



(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.

**GIRAFFE360**



Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</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.

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