

oakheart



£280,000

Guide Price

Golden Noble Hill, Colchester

Guide Price: £280,000 - £290,000

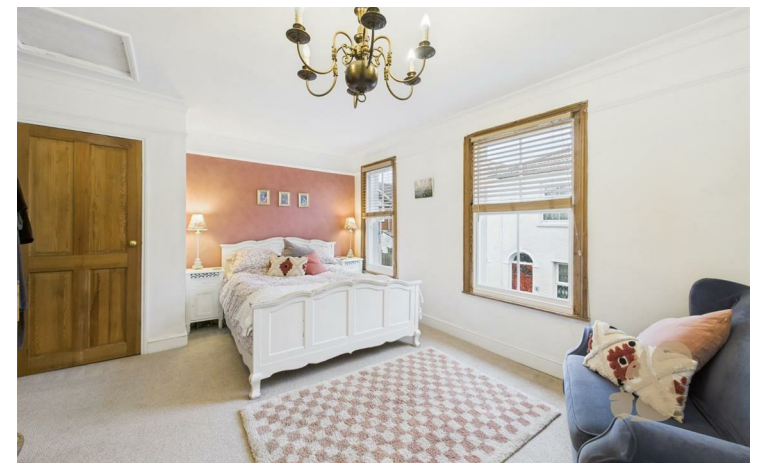
Tucked away in a cul-de-sac only a short walk away from Colchester's city centre, is this beautifully presented two-bedroom semi-detached home offers the perfect balance of comfort, charm, and convenience. With a feature log burner, a lovely rear garden, and an outhouse with an electric supply ideal for a home office or studio, this property is an excellent choice for first-time buyers, couples, or small families.

The ground floor opens into a welcoming living room with a feature log-burning stove, creating a cosy retreat for relaxing evenings. To the rear, the spacious dining room benefits from double doors out onto the garden whilst the kitchen enjoys views and access to the garden, making it ideal for entertaining and day-to-day family living.

Upstairs, there are two well-proportioned double bedrooms and a modern family bathroom, offering a practical and stylish layout.

Outside, the property benefits from a private driveway providing off-road parking for one car, and a delightful rear garden, perfect for outdoor dining and relaxation. At the bottom of the garden sits a versatile outbuilding, currently used as a music room/office, offering an ideal workspace or hobby area.

Perfectly positioned for easy access to Colchester City Centre, Town Station, the home is also within walking distance of local shops, good schools, and scenic walks along Abbey Fields — offering a blend of peaceful living and urban convenience.











Approximate total area⁽¹⁾

89.8 m²

966 ft²

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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	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>57</p>	<p>77</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 