

oakheart

£270,000

Battalion Walk, Colchester

Ideally positioned within easy walking distance of Abbey Fields, Colchester City Centre, and Colchester Town Station—with direct services to London Liverpool Street—this modern two-bedroom mid-terrace home offers a superb combination of style, comfort, and convenience. The property is available with no onward chain.

A bright entrance hall welcomes you inside, featuring sleek Amtico vinyl wood effect flooring that continues seamlessly throughout the ground floor. To the right sits a modern U-shaped kitchen, thoughtfully arranged

to provide excellent worktop and cupboard space, while a convenient downstairs WC is located opposite. To the rear, a spacious lounge and dining area extends the full width of the home, benefitting from a large under-stairs storage cupboard and patio doors opening onto the rear garden.

Upstairs, the landing gives access to two well-proportioned double bedrooms. The principal bedroom is generous in size, while the second bedroom includes a useful cupboard above the stairs. A stylish family

bathroom completes the layout, fitted with a bath and shower over, WC, and wash basin.

Outside, the property enjoys an enclosed, low-maintenance rear garden with a patio and gravel finish, plus a garden shed. A side garden gate leads from the front of the property to the back garden, where a further gate provides access to the two tandem parking spaces.

An excellent choice for first-time buyers, commuters, or investors alike.











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Approximate total area⁽¹⁾
52.6 m²
567 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

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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