

oakheart

£280,000

Guide Price

Llama Close, Stanway, Colchester



Guide Price: £280,000 - £300,000.

A beautifully designed two-bedroom end of terrace home tucked away in a peaceful cul-de-sac on the ever-popular west side of Colchester. Perfectly positioned for commuters and families alike, this modern property sits just moments from the A12, offering superb access towards London, Chelmsford, Ipswich, and beyond. Marks Tey train station is also within easy reach, providing direct links into London Liverpool Street.

Upon entering, you are welcomed by a bright and inviting entrance hall, leading through to a generous open-plan kitchen/living area measuring an impressive 7.72m x 3.86m. This dual-aspect space is flooded with natural light and features French doors opening onto the rear, making it ideal for both everyday living and entertaining. The ground floor is further complemented by a convenient WC.

Upstairs, the property offers two well-proportioned bedrooms, both generous in size, alongside a neatly presented family bathroom. The

layout provides an excellent balance for first-time buyers, downsizers, or investors searching for a low-maintenance, ready-to-move-into home.

Externally, the home boasts a lovely garden as well as a carport with additional parking to the rear for approximately three vehicles, providing brilliant practicality and flexibility.

Llama Close is a quiet residential turning located near a wealth of amenities including Tollgate Retail Park, Sainsbury's, local schools, and green spaces.











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Approximate total area⁽¹⁾
56.2 m²
605 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
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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.