

oakheart

£250,000

Guide Price

Rebow Street, Colchester

Guide Price: £250,000 - £270,000.

Offered with no onward chain and located on Rebow Street in Colchester's popular New Town area, this charming two-bedroom terraced home offers generous living space and a prime location with excellent access to Colchester City Centre and Colchester Town Station — providing direct train services to London Liverpool Street.

Upon entering the property, you're welcomed by a hallway with a useful

storage cupboard. The inviting lounge flows seamlessly into the dining room, creating an ideal open-plan living space. Off the dining room is a wider-than-average galley-style kitchen, offering ample worktop and cupboard space, with access to the rear garden. The ground floor also benefits from a convenient downstairs WC.

Upstairs, the landing leads to a spacious principal bedroom with a built-in storage cupboard, a further generous double bedroom, and a well-appointed family shower room comprising a large walk-in double

shower, WC, and wash basin.

To the rear, the property boasts a good-sized, enclosed garden featuring a patio area, a well-maintained lawn, and a garden shed. Rear access provides a handy route to the front of the property. On-street parking is available.

This well-presented home is ideal for first-time buyers, young professionals, or investors looking to be close to central Colchester and its excellent transport links.











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

73.2 m<sup>2</sup>  
788 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
9 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>		
(55-68) <b>D</b>	<b>63</b>	<b>73</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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