

# oakheart



£270,000

Guide Price

Compton Road, Colchester





Guide Price: £270,000 - £280,000.

An immaculately presented and spacious two bedroom end of terrace bungalow, tucked away within a private mews just off Compton Road in the popular north Colchester location. The property offers convenient access to a range of local amenities, Colchester General Hospital, the A12 and Colchester North Station, which provides direct rail links into London Liverpool Street. Offered to the market with no onward chain.

The bungalow has been fully renovated throughout to a high standard, including a brand new kitchen and bathroom, new flooring, windows, doors and

radiators, along with the added benefit of air conditioning installed in the living area.

Upon entering the property, you are welcomed into a modern fitted kitchen offering ample cupboard and worktop space along with integrated appliances. This opens seamlessly into the dining and living area, creating a bright and inviting space, with patio doors leading directly out to the rear garden.

The principal bedroom is a generous double, while the second bedroom is a versatile space currently utilised as a dressing room and home workspace. Completing the accommodation is a contemporary family bathroom finished

to a modern specification.

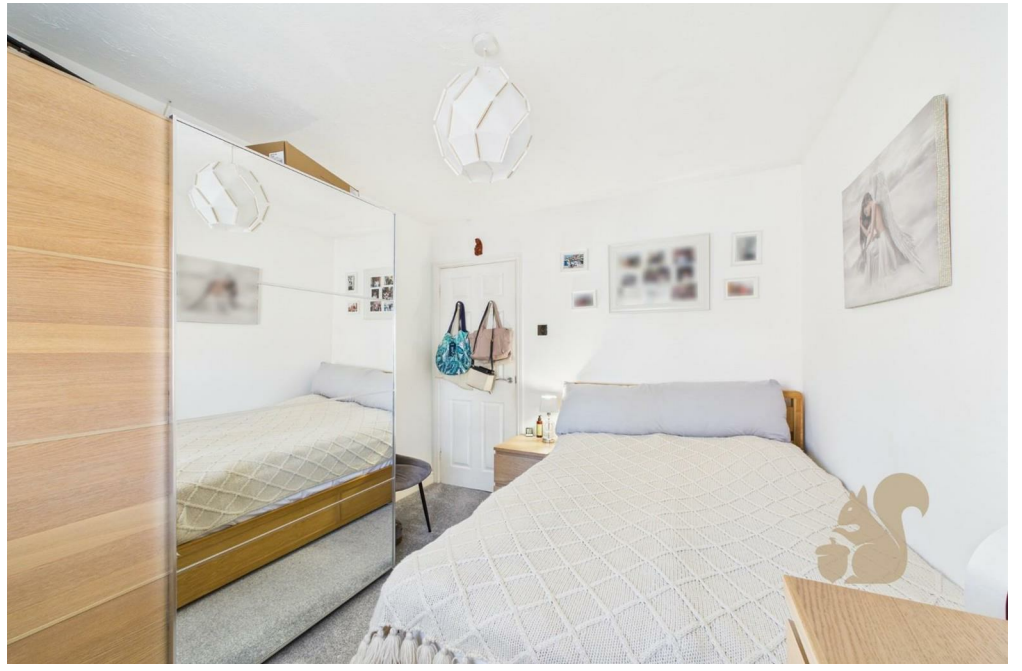
To the rear is a well-proportioned, fully enclosed garden featuring a patio seating area, a mainly laid-to-lawn garden, newly installed fencing and a storage shed. There is also the benefit of side access leading to the front of the property.

The property further benefits from an allocated parking space, along with additional visitor parking.

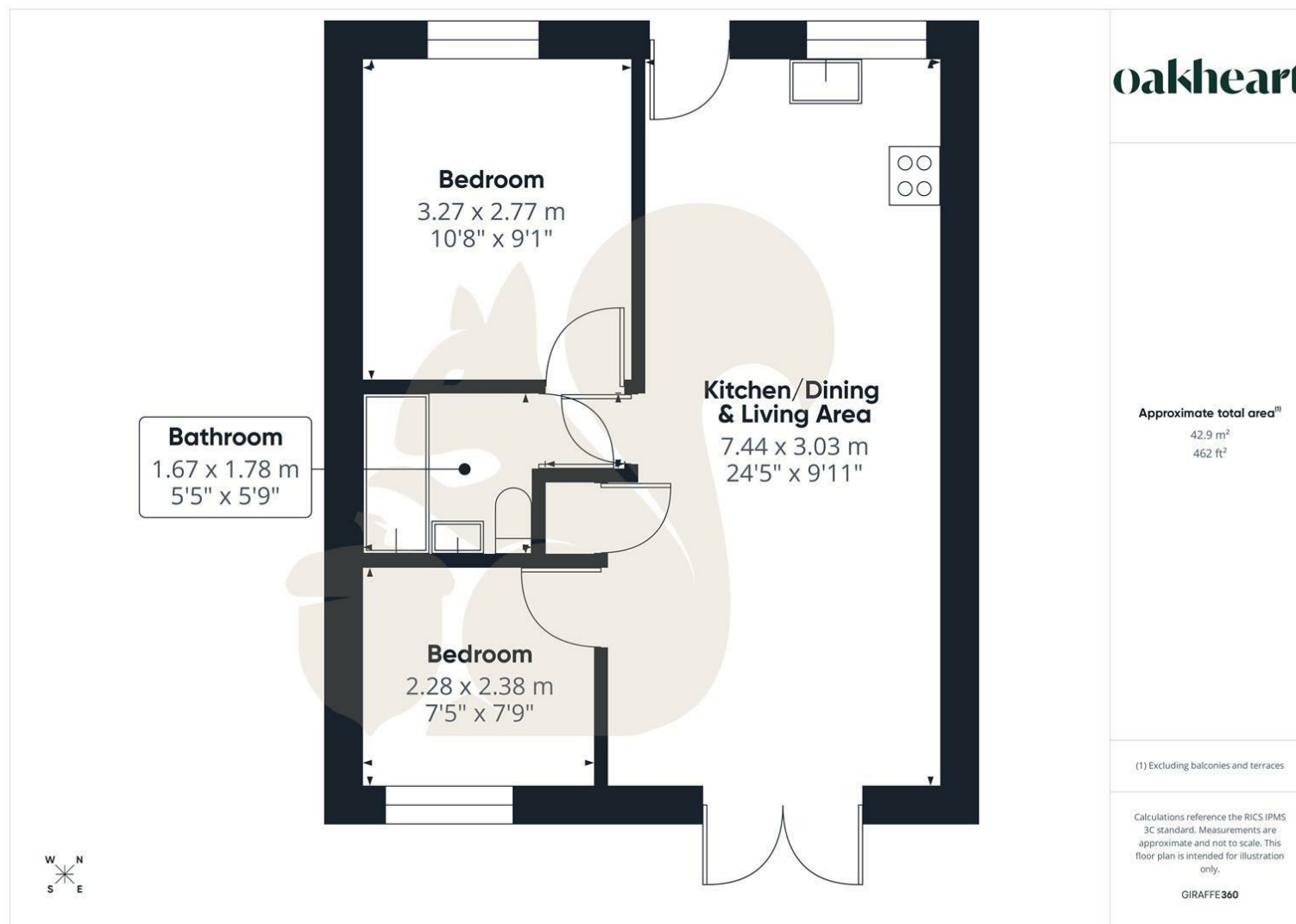












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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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