

oakheart

£230,000

Guide Price

Canterbury Road, Colchester

GUIDE PRICE: £230,000 - £240,000.

Situated on the ever-popular Canterbury Road in the sought-after New Town area of Colchester, this spacious two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a property. Conveniently positioned within easy reach of local primary and secondary schools, everyday amenities, and transport links, the property is offered to the market with no

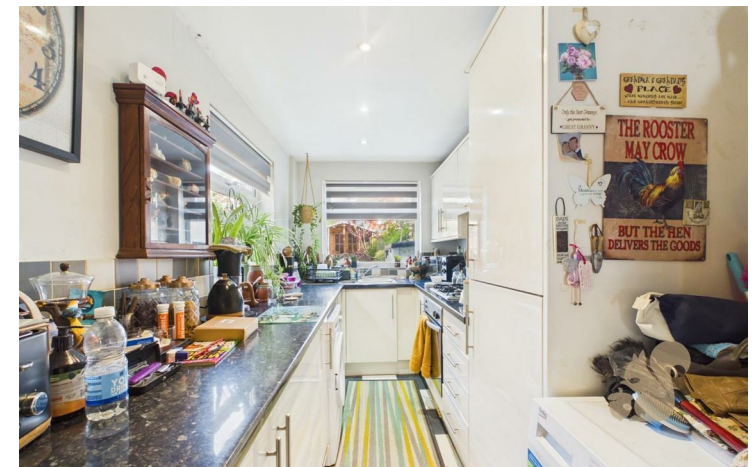
onward chain.

The ground floor accommodation comprises a welcoming living room, leading through to a separate dining room with direct access out to the rear garden—ideal for entertaining or family living. To the rear, a galley-style kitchen provides functional workspace with scope for modernisation.

Upstairs, the first floor features a small landing giving access to

two well-proportioned bedrooms. The spacious principal bedroom benefits from direct access through to a generously sized family bathroom, complete with a bath and shower overhead, WC, and wash basin. Across the landing, a second double bedroom offers built-in storage.

Externally, the property boasts a good-sized enclosed rear garden, predominantly laid to lawn with a patio seating area. Side access leads to the front of the property, where on-street parking is available without permit restrictions.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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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