

oakheart

£240,000

Guide Price

Barrington Road, Colchester

Guide Price: £240,000 - £250,000.

A spacious and well-presented two-bedroom end-of-terrace home, ideally situated on Barrington Road in the sought-after New Town area of Colchester. The property enjoys excellent proximity to local primary and secondary schools, a range of amenities, and convenient transport links, making it an ideal purchase for first-time buyers, families, or investors.

The property welcomes you via an entrance porch leading into a comfortable living room featuring a charming gas burner, creating a warm and inviting atmosphere. From here, the home flows into a spacious dining room, complete with a useful understairs storage cupboard. The dining area leads through to a well-equipped galley kitchen, offering an abundance of worktop and cupboard space, ideal for everyday cooking and entertaining. To the rear of the kitchen is an extended area currently utilised as a snug, providing additional versatile living space.

The first-floor landing gives access to the principal bedroom, which benefits from built-in wardrobes and cupboard space. Also on this level is a further well-proportioned bedroom and a large family bathroom located to the rear of the property, fitted with a bath, separate shower cubicle, WC, and wash basin. The bathroom is currently in the process of having the boiler boxed in with a new unit.

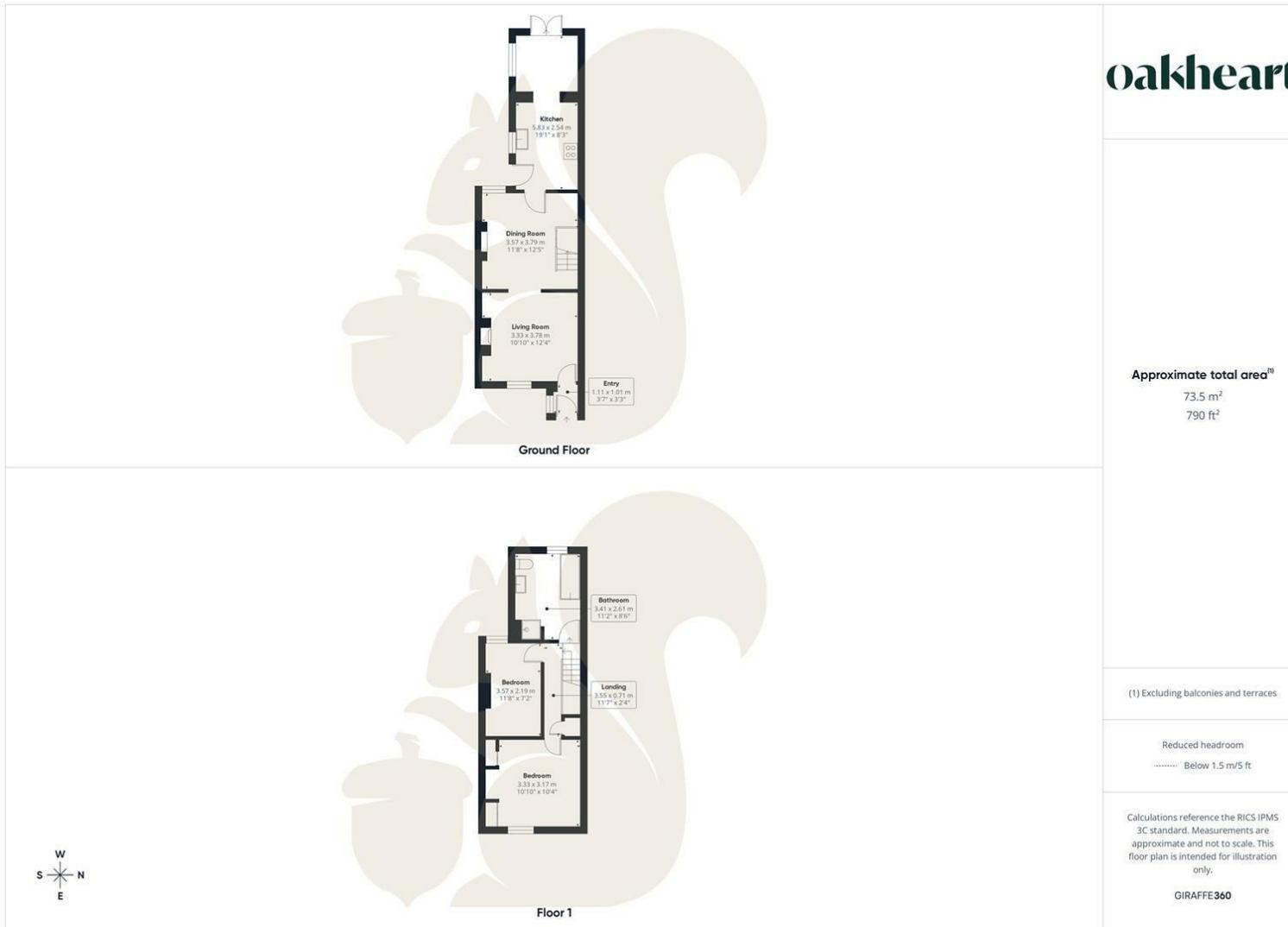
Externally, the property features an enclosed rear garden, mainly laid to lawn with a patio seating area and a shed to the rear, providing useful storage. There is side access leading to the front of the property, where on-street parking is available.











**oakheart**

Approximate total area<sup>tn</sup>  
73.5 m<sup>2</sup>  
790 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>		
(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.

Oakheart Colchester  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**