

oakheart

£280,000

Guide Price

Scarletts Road, Colchester

Guide Price: £280,000 - £290,000 This delightful three-bedroom semi-detached property is located on Scarlett's Road in the heart of Colchester, offering a blend of character features and modern living. The home is perfectly situated for families or professionals, with convenient access to local amenities, schools, and transport links. Upon entering, the entrance hall leads into a spacious open-plan lounge and dining area, complete with two feature fireplaces that add a touch of period charm. The kitchen is fitted with a range of eye and base-level units, offering ample

storage and workspace. To the rear, a conservatory overlooks the garden, providing additional living space filled with natural light.

Stairs rise to the landing, connecting to three bedrooms. The principal bedroom benefits from double windows, allowing an abundance of natural light. The second bedroom is generously sized as a double, while the third bedroom is currently utilised as an office. A family bathroom completes the upstairs

accommodation.

The rear garden features a large patio area ideal for outdoor entertaining, with the remainder adorned with mature shrubbery and trees, though it will require some work to restore its full potential. Parking is available on-street. Scarlett's Road is situated in Colchester's CO1 area, known for its proximity to essential amenities, making this property a unique opportunity to own a character-filled home in one of Colchester's sought-after locations.











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Approximate total area<sup>10</sup>  
86.18 m<sup>2</sup>  
927.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

**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>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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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