

oakheart

£350,000

Offers In Excess Of
Sergeant Street, Colchester



This well-presented three bedroom End of terraced home in the popular CO2 area of Colchester offers modern, ready-to-move-into accommodation, off street parking and a low-maintenance rear garden, making it an ideal purchase for first-time buyers and young families.

Inside, a welcoming hallway gives access to a convenient ground-floor WC, perfect for everyday family living and visiting guests. The generous living room runs the depth of the property, providing a bright and versatile space that can easily be zoned for both relaxing and dining. A separate dining room sits just off the kitchen, creating a sociable setting for family meals and entertaining, while the practical kitchen layout offers good worktop and

storage space with a pleasant outlook over the rear garden.

Upstairs, there are three well-proportioned bedrooms, offering flexibility for family, guests or a home office. The principal bedroom benefits from a newly fitted ensuite shower room, adding a real sense of comfort and convenience. The remaining bedrooms are served by a family bathroom with a three-piece suite.

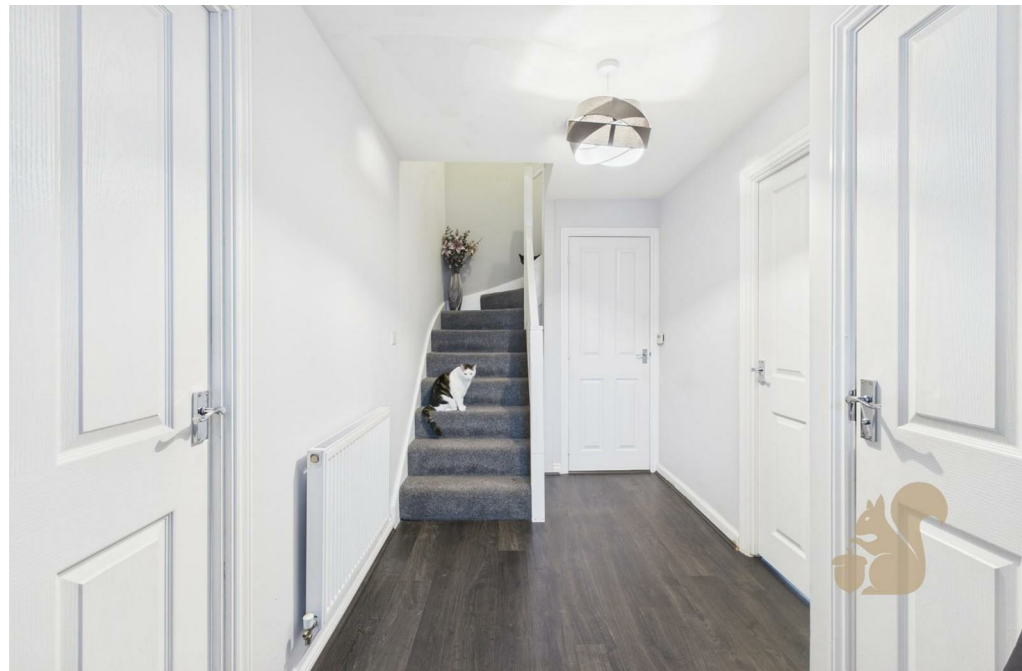
Outside, the property enjoys off street parking via a driveway for one car, plus the added advantage of a leasehold garage located beneath a neighbouring coach house, ideal for further parking or storage. The rear garden has been

designed for easy maintenance, featuring a paved patio area perfect for outdoor seating and barbecues, with an area of turf to the rear providing space for children, pets or gardening enthusiasts.

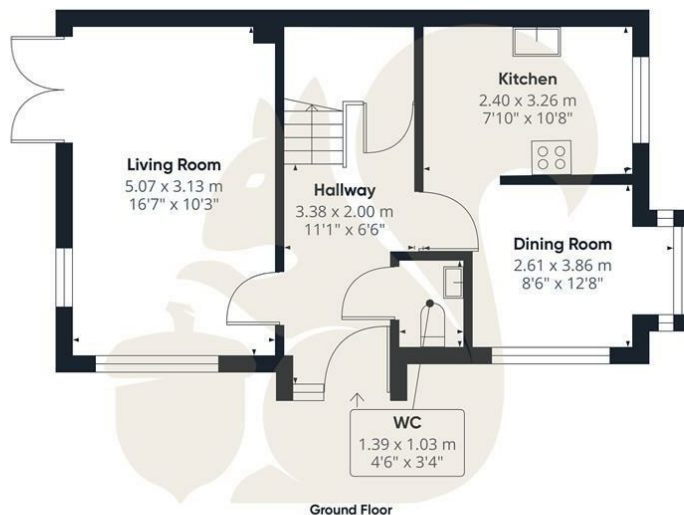
Situated on the south side of Colchester in CO2, the home is well placed for local schools, everyday amenities and regular bus routes into the town centre and mainline stations. The location also offers convenient access to road links including the A12 and nearby open green spaces, making this an attractive option for buyers seeking a comfortable, well-connected home in a popular residential setting.



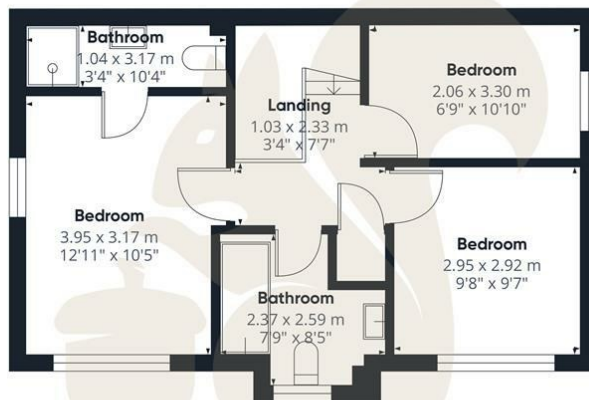








Ground Floor



Floor 1

oakheart

Approximate total area⁽¹⁾

84.9 m²
913 ft²

(1) Excluding balconies and terraces

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:
D

Energy Efficiency Rating

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

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

oakheart