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£260,000

Guide Price

Dale Close, Stanway, Colchester



Guide Price £260,000 - £270,000

This beautifully presented two-bedroom mid-terrace home is situated in the popular Stanway area of Colchester, offering stylish and well-maintained accommodation throughout. The current owners have thoughtfully renovated the property, including the installation of a new contemporary kitchen, creating a comfortable and inviting home ready to move into.

The ground floor opens into a welcoming living room, providing a bright and relaxing principal reception space. From here, the accommodation flows through to the newly fitted kitchen, which offers a modern and practical setting

for everyday cooking and dining. To the rear is a useful sunroom, providing an additional reception space with views and access towards the garden.

Upstairs, the property offers two well-proportioned bedrooms both with built-in wardrobes, both providing flexible accommodation for a couple, small family, guests or home working. The bedrooms are served by a modern family bathroom.

Externally, the rear garden is mainly laid to lawn and provides a pleasant private space for outdoor dining, entertaining or relaxing. A rear gate offers convenient access to two allocated parking spaces, an important benefit for

this type of property.

Stanway is a popular residential area on the western edge of Colchester, approximately three miles from the city centre. The area offers a wide selection of shops, supermarkets, restaurants and leisure facilities, including the nearby Tollgate and Stanway retail parks. Residents also benefit from convenient access to the A12 and A120, providing excellent connections towards London, Chelmsford, Ipswich and the wider Essex area. Colchester Zoo, local schools and a range of everyday amenities are also within easy reach.











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Local Authority:

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

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