

# oakheart



£250,000

Guide Price

Wetzlar Court, Colchester





Guide Price: £250,000 – £260,000 This charming 2-bedroom mid-terraced property is ideally situated to the south of Colchester, just off Mountbatten Drive, making it perfect for first-time buyers or small families.

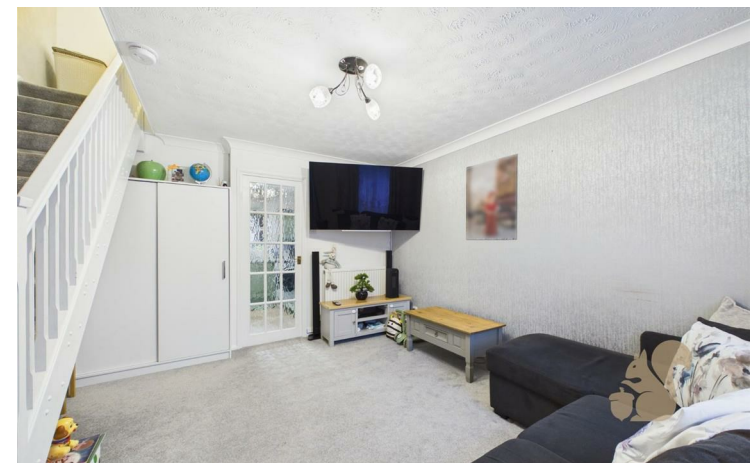
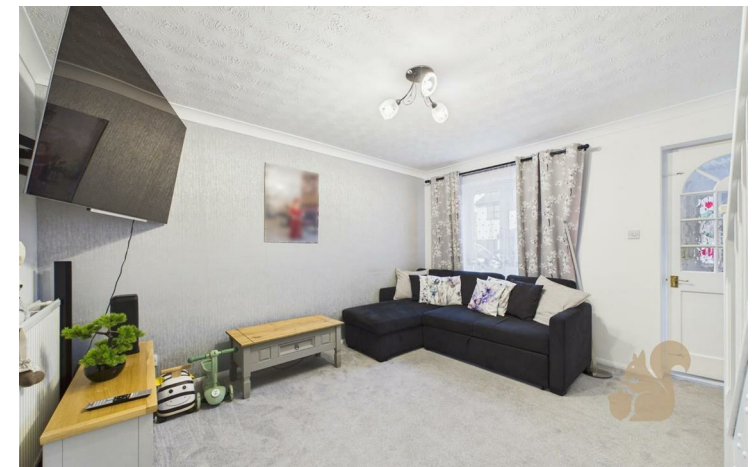
The home features a spacious living room that flows seamlessly into the kitchen, creating an inviting atmosphere for relaxation and entertaining. A door from the kitchen

provides direct access to the rear garden, which offers a perfect space for those looking to create their own outdoor oasis.

Ascending from the lounge, you'll find stairs leading to the first-floor landing, granting access to two generously sized double bedrooms, each providing ample space for furniture and personal touches. Completing this level is a

well-appointed family bathroom, designed for both comfort and functionality.

To the front of the property, there are two allocated parking spaces, ensuring convenience for residents and guests alike. This home combines practicality with potential, making it an excellent opportunity for anyone looking to establish their ideal living space in a sought-after location.


















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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(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.

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