

oakheart

£270,000

Guide Price

Flavius Way, Colchester

GUIDE PRICE: £270,000 - £280,000.

Situated on Flavius Way in the popular Highwoods area of Colchester, this spacious and well presented two bedroom semi detached home offers just under 700 sq ft of well proportioned accommodation, alongside a low maintenance rear garden and two allocated parking spaces. The property would make an excellent purchase for first time buyers, couples, small families or those looking to downsize.

The property is conveniently positioned for a wide range of local amenities and transport links. Well regarded primary schools are within easy reach, along with The Gilberd School, while Colchester General Hospital and the Northern Gateway Leisure Park are also close by. For commuters, the A12 is readily accessible and Colchester North Station provides direct rail services into London Liverpool Street.

The ground floor begins with a spacious entrance hall, providing access to a generous downstairs WC and the well equipped kitchen, which offers plenty of cupboard and worktop space. To the rear is the spacious living and dining room, providing ample room for both relaxing and entertaining, with patio doors allowing plenty of natural light and opening directly onto the rear garden.

On the first floor, the landing provides access to two good sized double bedrooms, both of which benefit from useful built in wardrobe and storage space. Completing the accommodation is the family bathroom, comprising a bath with shower over, WC and wash basin.

Outside, the property benefits from an enclosed and low maintenance rear garden, featuring a patio seating area with the remainder predominantly laid to stone, creating an easy to maintain outdoor space ideal for seating and entertaining. A side gate provides convenient access to the garden.

Further enhancing the property are two allocated parking spaces, making this a well proportioned and practical home in a popular and convenient Highwoods location.









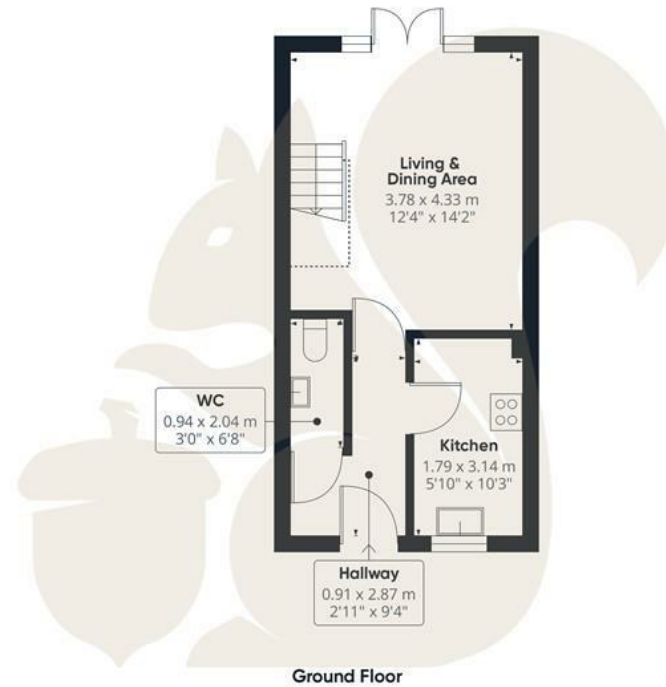






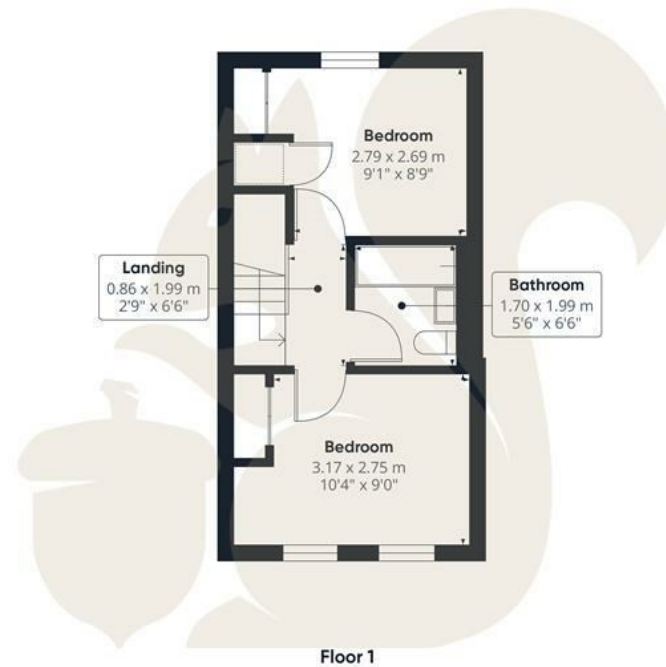


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**GLA<sup>(1)</sup>**  
64.69 m<sup>2</sup>  
696.37 ft<sup>2</sup>

**Total**  
64.69 m<sup>2</sup>  
696.37 ft<sup>2</sup>



(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Reduced headroom

..... Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft  
are excluded

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

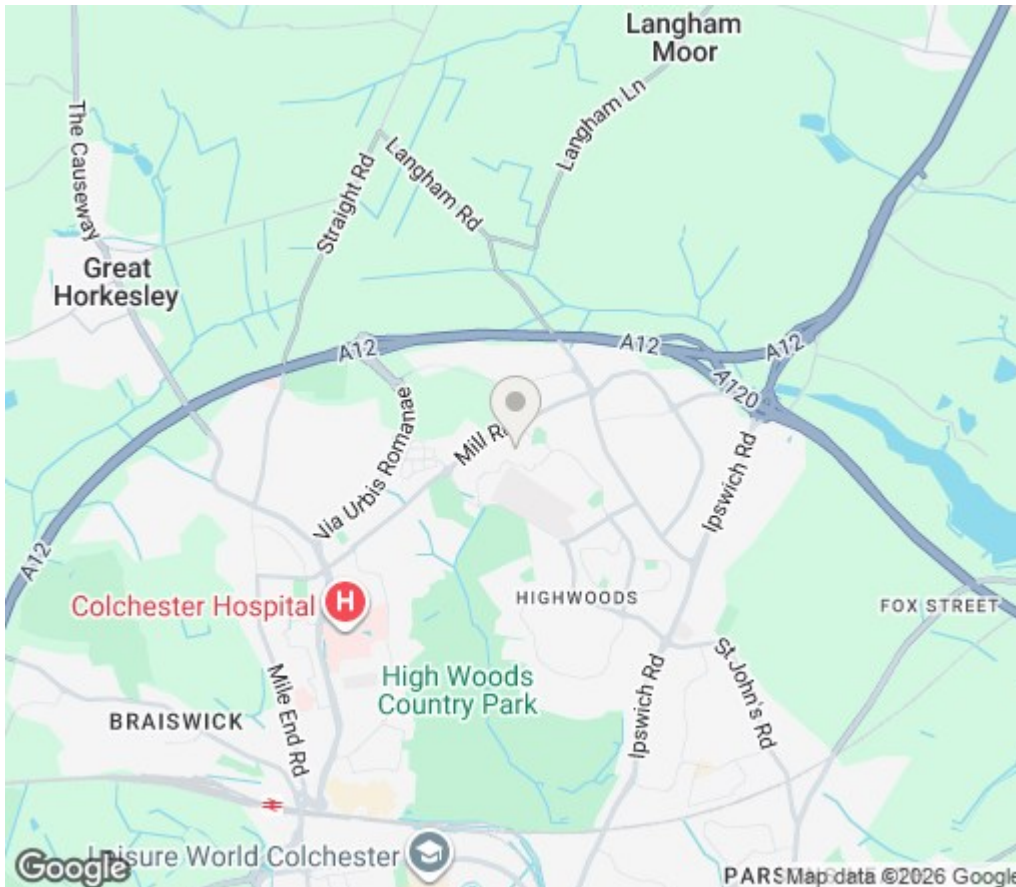
**GIRAFFE360**



Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B



## Energy Efficiency Rating

|                                             | Current                                                                                                      | Potential |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                              |           |
| (92 plus) <b>A</b>                          |                                                                                                              |           |
| (81-91) <b>B</b>                            |                                                                                                              | <b>90</b> |
| (69-80) <b>C</b>                            | <b>75</b>                                                                                                    |           |
| (55-68) <b>D</b>                            |                                                                                                              |           |
| (39-54) <b>E</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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