

oakheart



£250,000

Guide Price

Flavius Way, Colchester

Guide Price: £250,000 - £260,000.

Positioned within the popular Highwoods area, this spacious two-bedroom terraced home is ideally located on Flavius Way, offering excellent access to high-performing primary and secondary schools, Colchester General Hospital, the Northern Gateway Leisure Park, the A12, and Colchester North Station, which provides direct rail links to London Liverpool Street.

The ground floor welcomes you via an entrance hall leading to a well-appointed kitchen, boasting ample cupboard and worktop space. A convenient downstairs WC complements the layout, while to the rear sits a generous lounge/dining area, incorporating the staircase and benefiting from French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

To the first floor, a central landing provides access to the loft. The principal bedroom features built-in wardrobes, while the second double bedroom also benefits from built-in wardrobes and an additional storage cupboard. Completing the accommodation is a family bathroom.

Externally, the rear garden is attractively arranged with a patio area, lawn, shed, mature tree and established flower beds. To the rear of the garden there is an additional side passage with a rear gate, offering useful access. To the front of the property, there is an allocated parking space, along with additional visitor parking.

An excellent opportunity for first-time buyers, investors, or those seeking convenient access to local amenities and transport links.



















Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

52.1 m<sup>2</sup>

560 ft<sup>2</sup>

**Reduced headroom**

1.6 m<sup>2</sup>

17 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

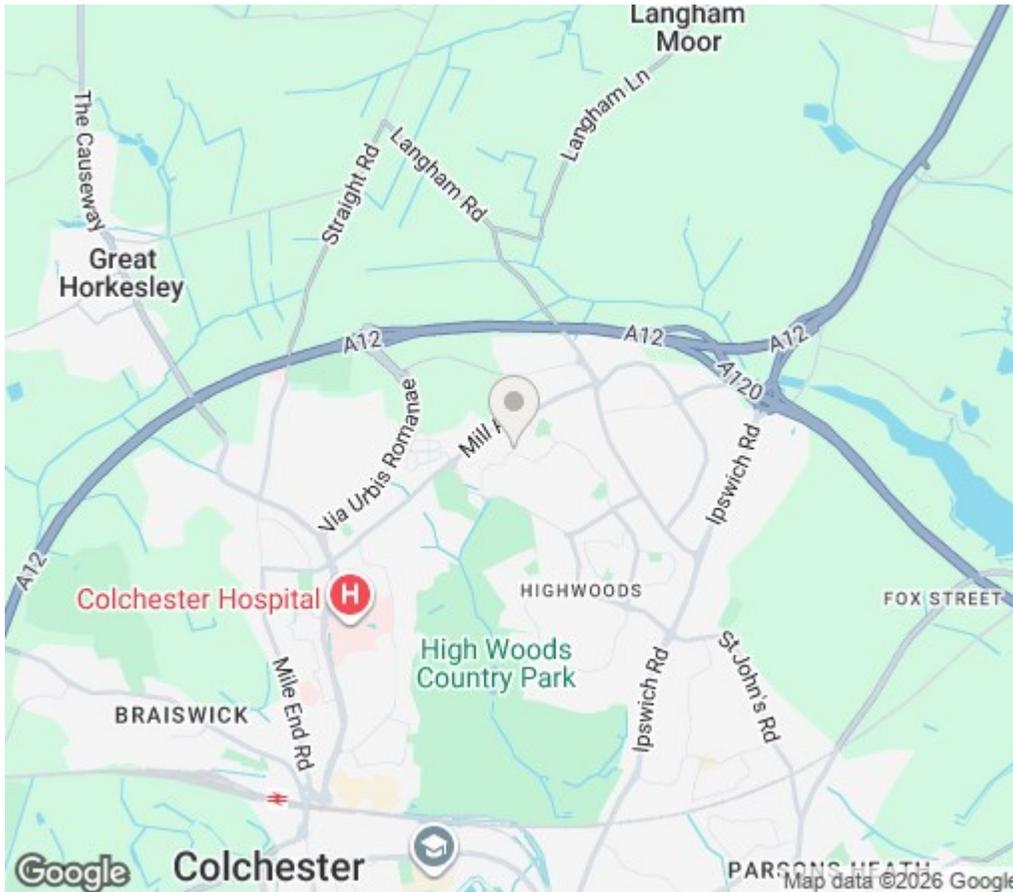
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(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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