

oakheart

£270,000

Guide Price

Pownall Crescent, Colchester



GUIDE PRICE: £270,000 - £280,000.

Situated on the popular Pownall Crescent in Colchester, this spacious and recently renovated three-bedroom terraced home offers well-presented accommodation throughout and is ideally positioned within walking distance of Abbey Fields, Colchester City Centre, and Colchester Town Station, providing direct rail links into London Liverpool Street.

The ground floor comprises a bright and versatile open-plan living and

dining area, perfect for modern family living and entertaining. This flows seamlessly into a newly fitted galley kitchen, offering an excellent range of cupboard and worktop space. Beyond the kitchen, an additional hallway provides access to the rear garden, along with a stylishly refitted bathroom complete with a bath and shower over, WC, and wash basin.

To the first floor, the landing benefits from a built-in storage cupboard and leads to three bedrooms. The principal bedroom offers useful cupboard space, alongside a further well-proportioned double

bedroom and a single bedroom, currently utilised as a dressing area.

Externally, the property enjoys a generously sized rear garden featuring an initial shingled area with storage sheds and side access to the front. Steps lead up to a raised patio seating area, which in turn opens onto a large lawn and additional shingled section, providing a great space for outdoor enjoyment. To the front, the property benefits from on-street parking.

This is an excellent opportunity to acquire a stylish and conveniently located home, ideal for first-time buyers, families, or investors alike.











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GLA¹⁾
68.26 m²
734.74 ft²

Total
68.26 m²
734.74 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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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