

oakheart



£190,000

Guide Price  
Romford Close, Colchester



Guide Price: £190,000 - £200,000.

Discover the epitome of comfortable living in this spacious two-bedroom maisonette, perfectly positioned towards the North of Colchester. Situated within easy reach of local amenities, Colchester General Hospital, Colchester Mainline Station, and the A12, convenience is at your doorstep.

As you step through the private front door, a staircase leads you up to the accommodation, where a welcoming landing awaits. Two generously sized double bedrooms greet you, each adorned with new carpets, doors, and tasteful décor courtesy of the vendor. The family bathroom offers functionality and style, while the kitchen provides ample space for culinary pursuits. The heart of this home lies in the

spacious lounge diner, offering the perfect setting for relaxation and entertaining alike.

Outside, a private garden beckons, providing a tranquil retreat to unwind amidst nature. Additionally, allocated parking ensures convenience for residents, with ample on-street parking available for guests.







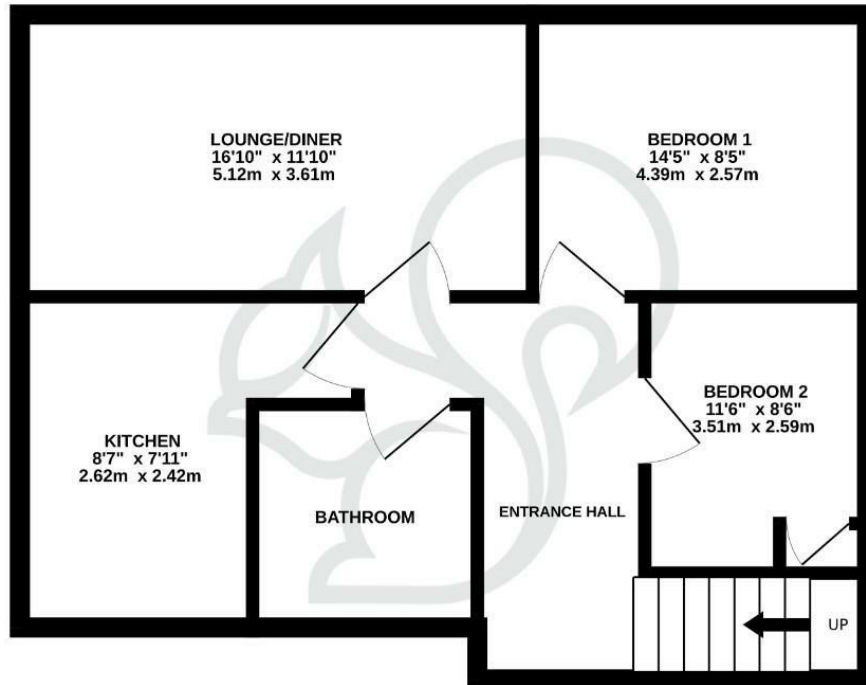








GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 700sq.ft. (65.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
A

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(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>		
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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