

oakheart

£290,000

Guide Price

Bourne Road, Colchester



Guide Price: £290,000 - £300,000.

This attractive three-bedroom semi-detached home combines generous internal space with a highly convenient setting, ideally positioned within easy walking distance of Old Heath Recreation Ground, Abbey Field Park, and Colchester city centre. The property is offered with no onward chain.

The ground floor offers a versatile and well-balanced layout. To the front, a bright and spacious dining room is enhanced by a charming bay window, creating an ideal space for entertaining or family dining. A comfortable living room provides a relaxing retreat, while the kitchen is complemented by a

cloakroom, utility area, and a separate study, catering perfectly to modern lifestyles, including home working and flexible family living.

To the first floor, the property features two well-proportioned double bedrooms alongside a third bedroom, ideal for a child's room, nursery, or guest accommodation. A centrally positioned family bathroom serves all bedrooms.

Externally, the home benefits from off-road parking for two vehicles to the front. The rear garden is a standout feature, predominantly laid to lawn with established borders, enclosed by panel fencing to provide both privacy and a

safe environment for children or pets.

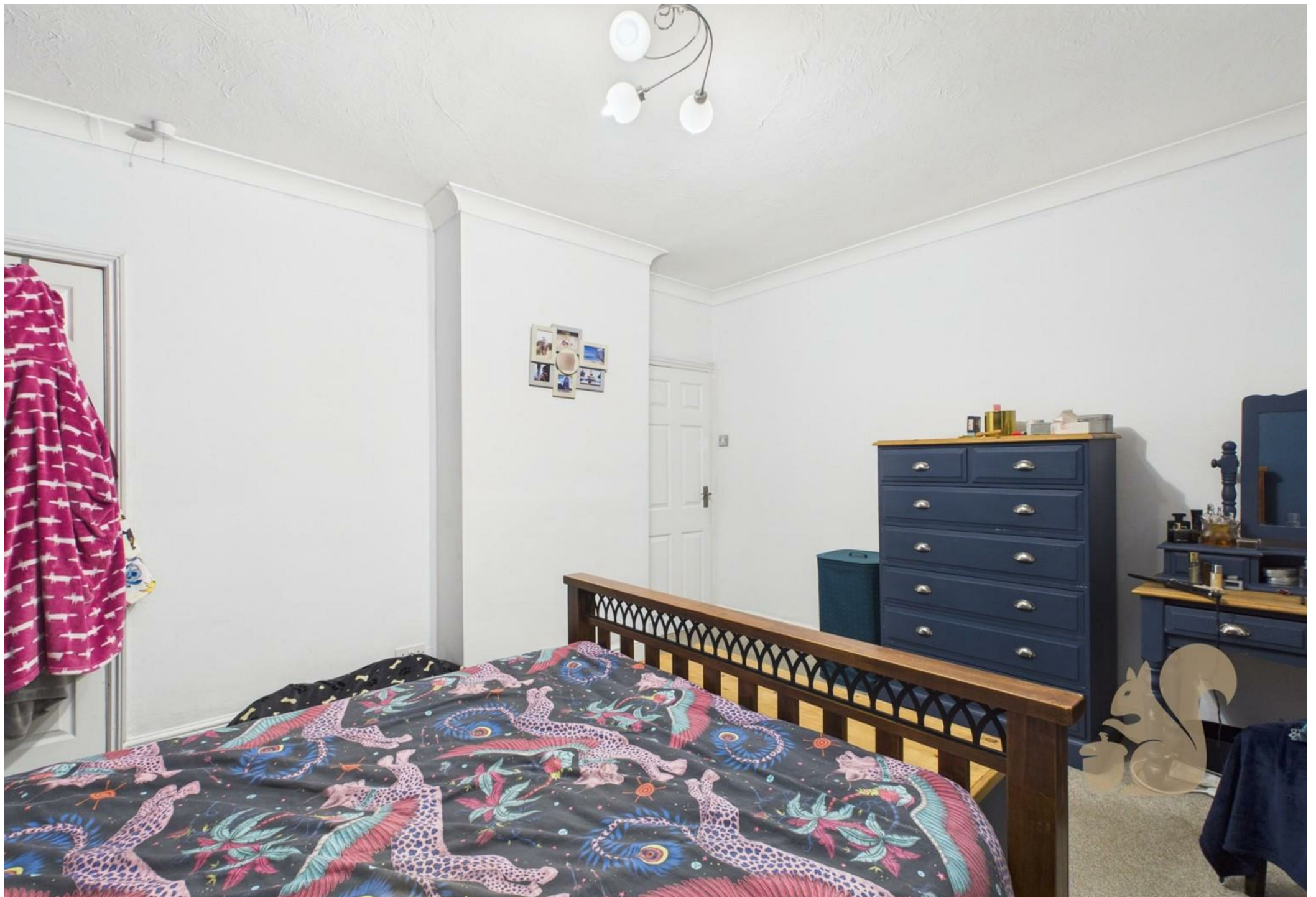
The location is particularly appealing, offering something for everyone. Colchester city centre and the mainline train station are approximately a 10-minute walk away, providing direct and efficient rail links into London. Families will appreciate the proximity to several highly regarded local schools, including Old Heath Primary, St Thomas More's Catholic Primary, and The Thomas Lord Audley School.

With green spaces, everyday amenities, and excellent transport connections all close at hand, this home presents an ideal opportunity for buyers seeking a well-located and practical family property.











Approximate total area⁽¹⁾

89.7 m²

967 ft²

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

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