

oakheart



£260,000

Guide Price

Myrtle Grove, Colchester



GUIDE PRICE: £260,000 - £270,000.

A well presented and spacious three bedroom terraced home, offering over 1,000 sq ft of internal living accommodation and positioned on Myrtle Grove in the popular New Town area of Colchester. The property is ideally located within convenient access of Colchester City Centre, local amenities and Colchester Town Station, which offers direct train links into London Liverpool Street.

Internally, the accommodation begins with an entrance hall leading through to a welcoming living room, complete with a feature fireplace. There is a separate dining room with an understairs storage cupboard, creating a practical and versatile second reception space. To the rear of the home is a good size and well equipped galley kitchen, offering an abundance of worktop and cupboard space, along with a breakfast bar. French doors lead directly from the kitchen out to the rear garden.

To the first floor, the landing provides access to a large principal bedroom, a further double bedroom, a single bedroom and a family bathroom.

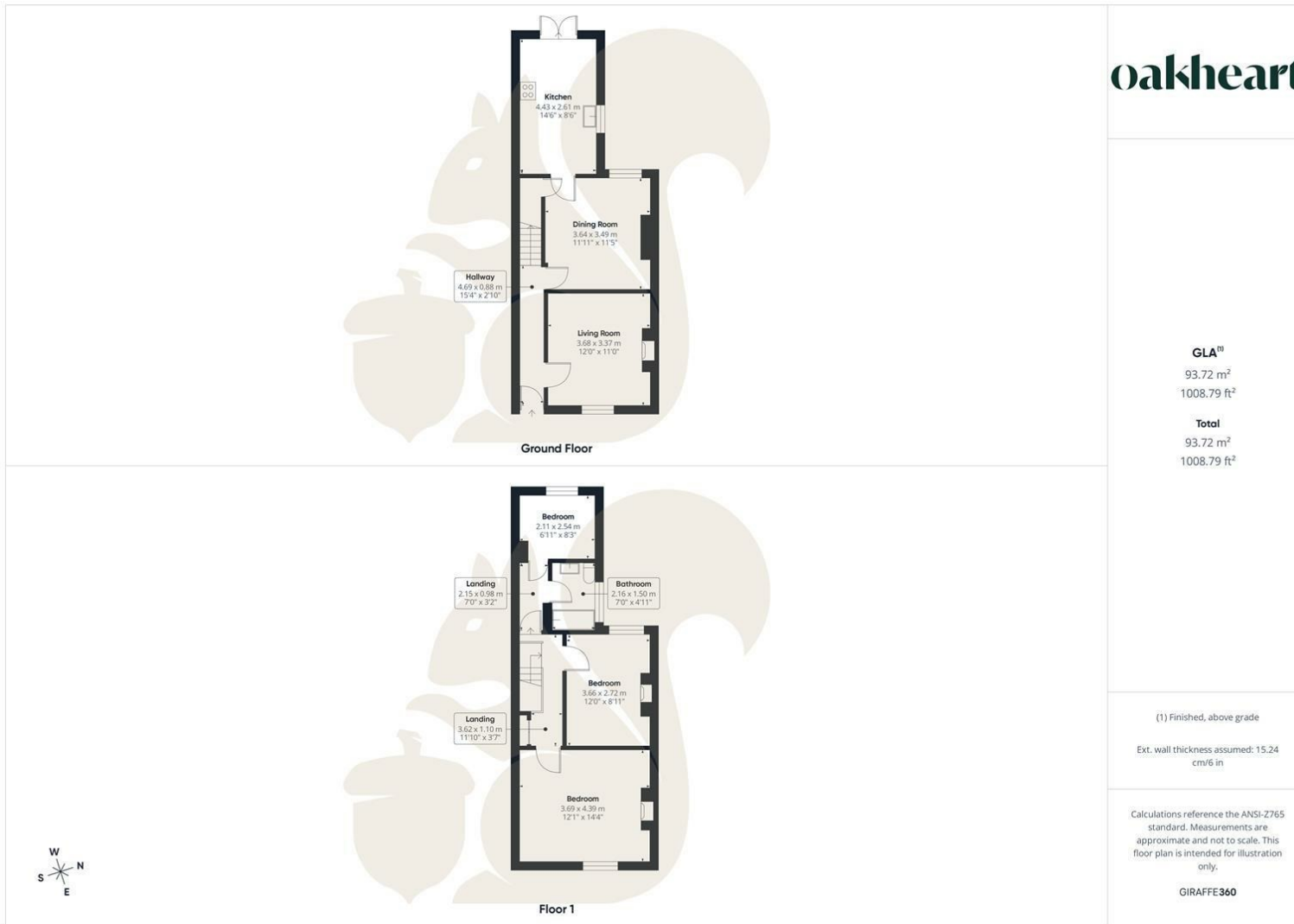
Outside, the property benefits from a good size enclosed rear garden, made up of a patio area and majority lawn, with a shed positioned to the rear and a rear gate providing useful access. To the front of the property, there are shared off road parking spaces.











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GLATM
93.72 m²
1008.79 ft²

Total
93.72 m²
1008.79 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		87
(69-80) C	72	
(55-68) D		
(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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