

oakheart



£250,000

Guide Price

Tortosa Close, Colchester

Guide Price: £250,000 - £270,000.

This charming 2-bedroom mid-terraced property is ideally situated to the south of Colchester, just off Mountbatten Drive, making it perfect for first-time buyers or small families.

The home features a spacious living room that flows seamlessly into the kitchen, creating an inviting atmosphere for relaxation and entertaining. A door from the kitchen provides direct access to the rear garden, which offers a blank canvas ready for landscaping and personalization—perfect for those looking to create their own outdoor oasis.

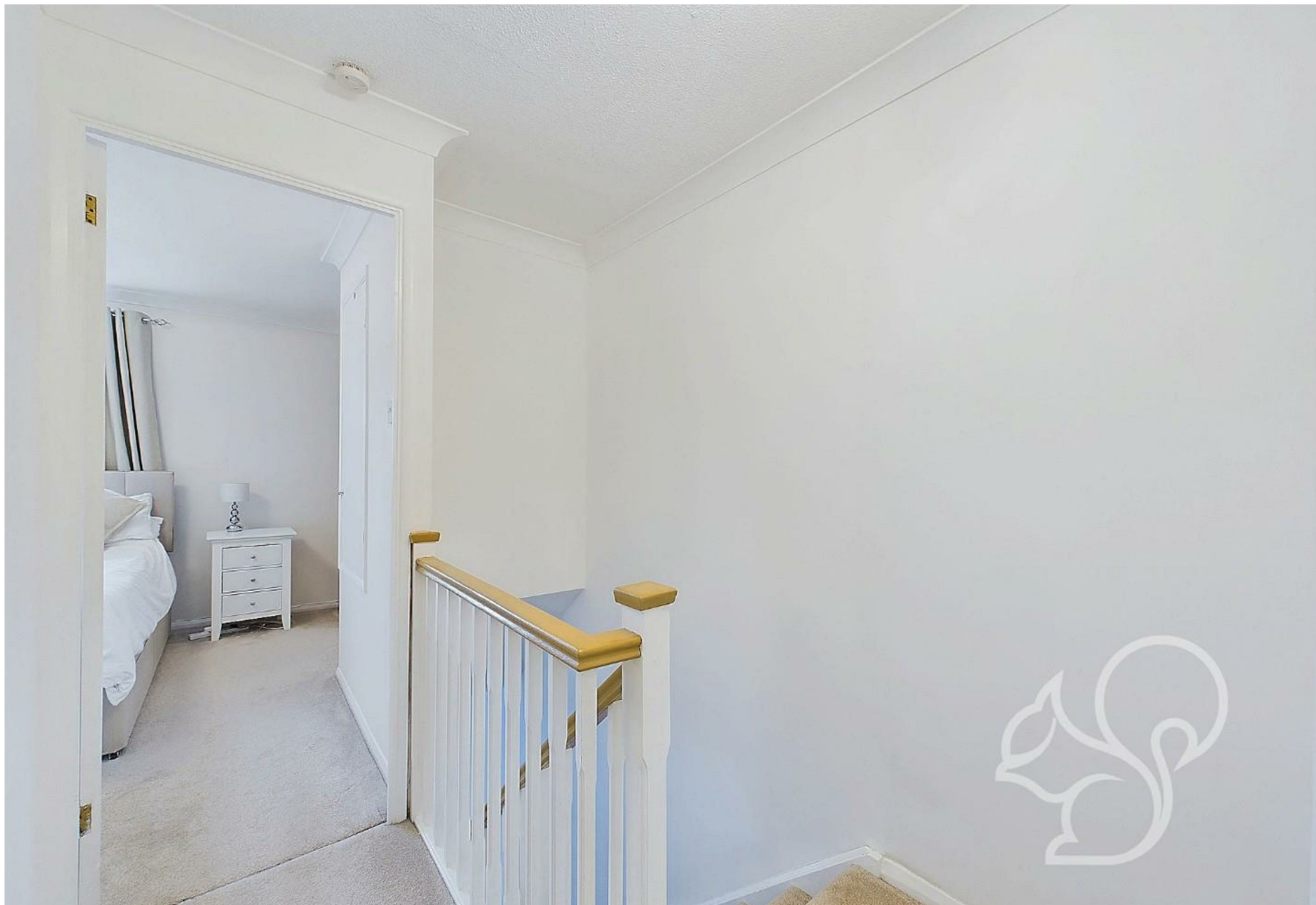
Ascending from the lounge, you'll find stairs leading to the first-floor landing, granting access to two generously sized double bedrooms, each providing ample space for furniture and personal touches. Completing this level is a well-appointed family bathroom, designed for both comfort and functionality.

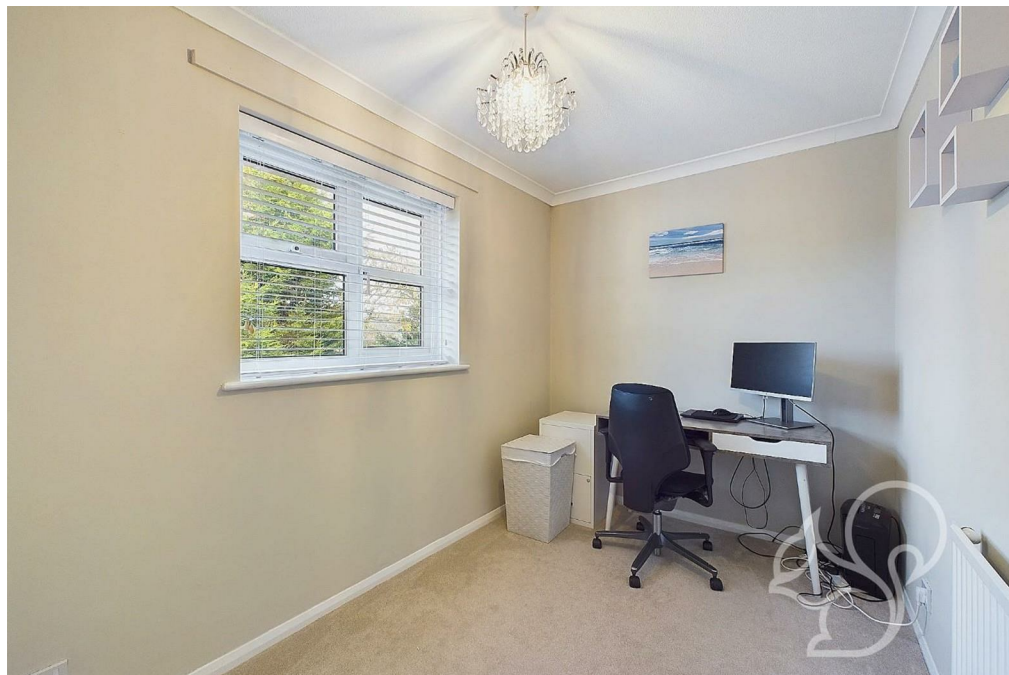
To the front of the property, there are two allocated parking spaces, ensuring convenience for residents and guests alike. This home combines practicality with potential, making it an excellent opportunity for anyone looking to establish their ideal living space in a sought-after location.











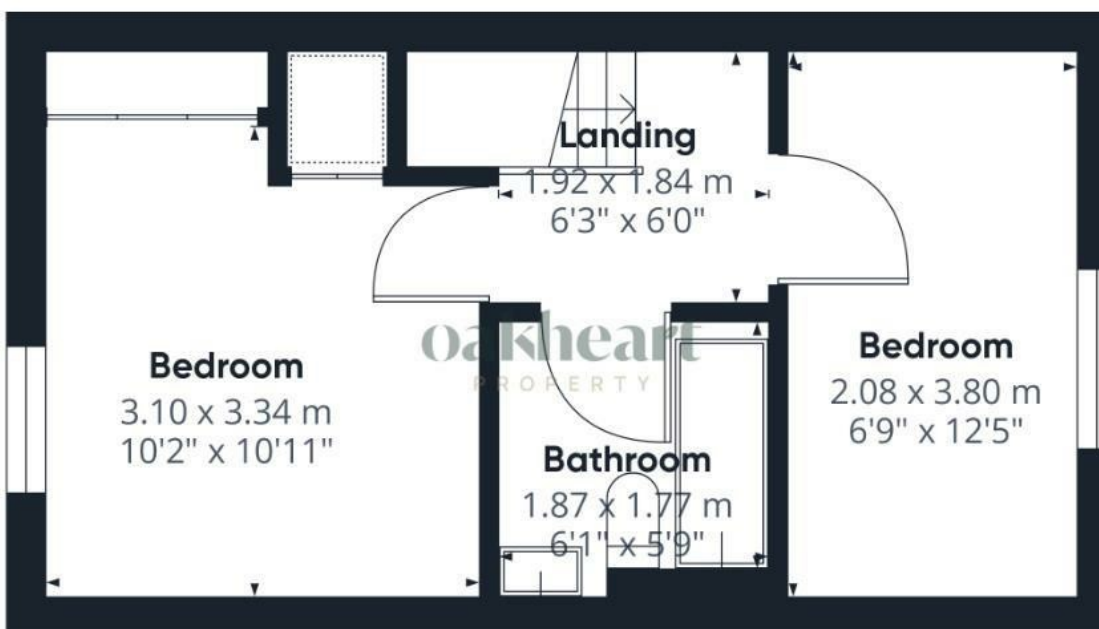




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

52.55 m²

565.65 ft²

Reduced headroom

1.27 m²

13.72 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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Oakheart Colchester

01206 803 308

colchester@oakheartproperty.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ