

oakheart

£300,000

Guide Price

Forest Road, Colchester



Guide Price: £300,000 - £325,000.

A spacious and beautifully presented three bedroom double-fronted end of terrace home, enviably positioned on Forest Road within close proximity to an array of local amenities, well-regarded primary and secondary schools, and Hythe Train Station offering direct links to London Liverpool Street. Offered for sale with no onward chain, this superb home provides generous living accommodation throughout, ideal for families and commuters alike.

The property welcomes you with a spacious entrance hall leading to a fantastic extended living area which flows seamlessly into a bright conservatory,

complete with doors opening onto the rear garden - perfect for entertaining or relaxing. To the opposite side of the home sits a superb kitchen/dining room enjoying shaker-style units, excellent storage, and integrated appliances, alongside access to the rear garden. Completing the ground floor is a convenient WC and a large storage cupboard currently utilised as a small utility area.

The first floor offers a well-proportioned landing leading to the principal bedroom, benefitting from floor-to-ceiling fitted wardrobes. There is a further generous double bedroom with storage/airing cupboard, a good-sized single bedroom, and a modern family shower room featuring a large walk-in

shower, WC and wash hand basin.

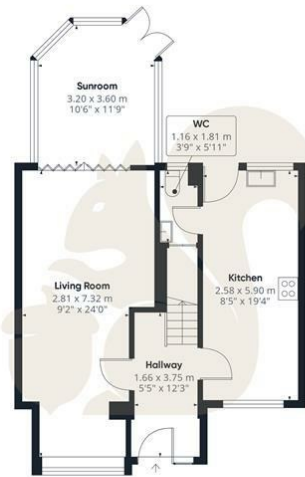
Externally, the property boasts a low-maintenance enclosed rear garden comprising a patio seating area, artificial lawn and planted flower borders. There is also a useful garden shed and access into the garage via a personal door. To the rear, there is parking in front of the garage which benefits from an electric roller door, while to the front of the property sits an attractive tiered garden. A further notable benefit includes owned solar panels, which will transfer with the property to the new owner.



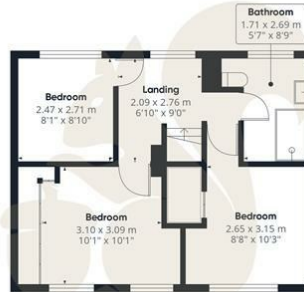








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

119.4 m²
1286 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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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