

oakheart

£220,000

Offers In Excess Of  
Adelaide Drive, Colchester



Situated on the southern edge of Colchester, this two-bedroom residence presents an ideal opportunity for first-time buyers. Boasting spacious and well-maintained interiors, it offers a comfortable living environment.

Its coveted location is highly desirable due to its proximity to schools, shopping centres, local amenities, and excellent public transportation links to Colchester's city centre and Mersea Island.

The interior layout comprises an entrance porch leading to a generously sized lounge area, featuring stairs ascending to the first floor and a doorway leading to the fully equipped kitchen. The kitchen is adorned with a variety of wooden base and eye-level units complemented by chrome handles, along with ample work surfaces incorporating an inset sink and drainer unit, tiled splashbacks, and a tiled floor. Additionally, there is space for appliances and an extractor fan, as well as a convenient under-stairs storage cupboard.

Ascending to the first floor reveals two bedrooms and a family bathroom. The principal bedroom offers ample space, while the second bedroom is suited for a single occupant.

Externally, the property boasts off-road parking facilities, while the rear accommodates a garden area predominantly laid to lawn.

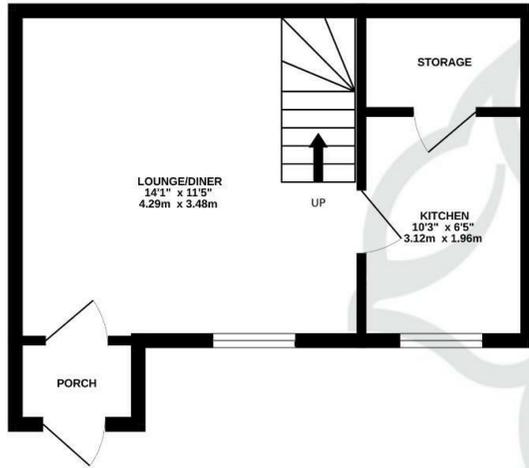




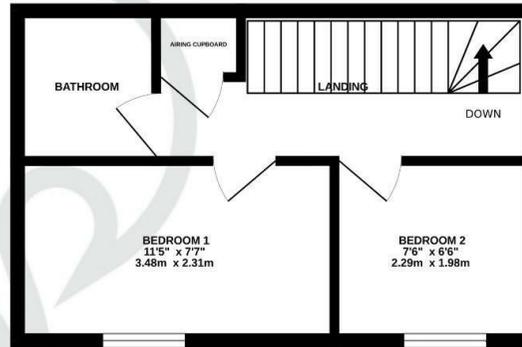




GROUND FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 538sq.ft. (50.0 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:  
Freehold

Council Tax Band:  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

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