

oakheart

£250,000

Albert Street, Colchester



This well-presented 2-bedroom terraced home offers a great blend of character and practicality, making it an ideal purchase for first-time buyers or investors alike.

Presented to a good standard throughout, the property features a spacious ground floor layout with a generous living room providing ample space for both relaxing and dining. To the rear, the kitchen is well-equipped with a

range of storage and work surfaces, with convenient access through to the ground-floor bathroom.

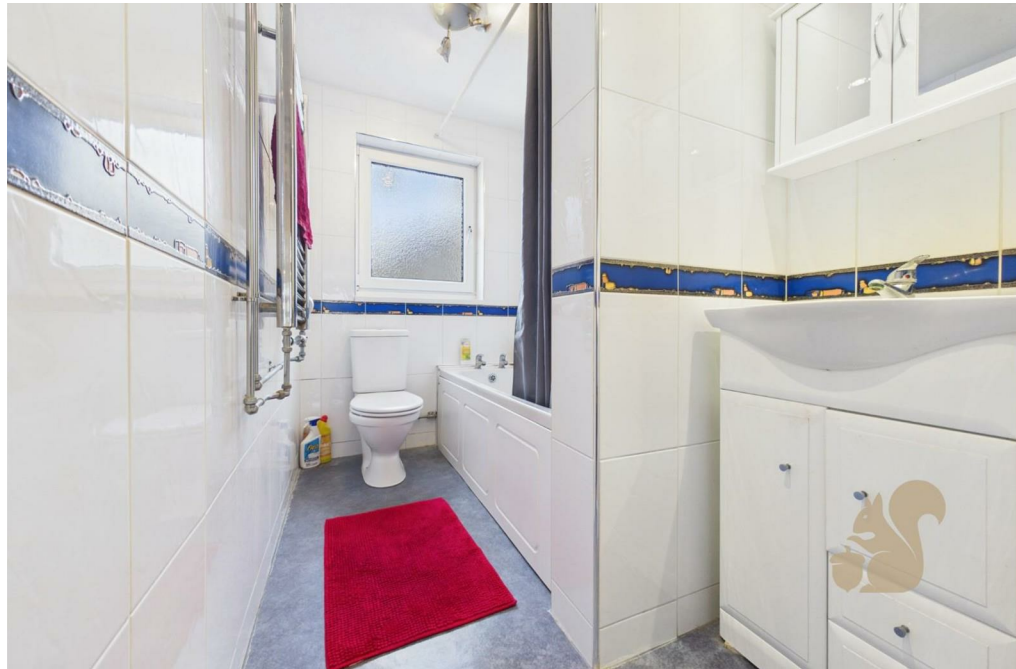
On the first floor, the property offers a well-proportioned double bedroom along with an additional bedroom which is perfectly suited as a home office, dressing room or guest space. A further bathroom on this level adds to the home's overall convenience and flexibility.

Externally, the property benefits from a rear garden for outdoor seating and enjoyment. The garden offers direct access to the private driveway behind the property for two cars

Conveniently located close to the city centre, local amenities and transport links, this property offers both comfort and accessibility in a sought-after location.











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**GLA<sup>®</sup>**  
58.3 m<sup>2</sup>  
627.53 ft<sup>2</sup>

**Total**  
62.51 m<sup>2</sup>  
672.83 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom  
----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | 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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