

oakheart



£270,000

Guide Price

Montbretia Close, Stanway

Guide Price: £270,000 - £280,000.

Situated in the highly sought-after area of Stanway, this attractive two-bedroom home is tucked away in a quiet private cul-de-sac and offers convenient access to a wide range of local amenities. The property is ideally positioned close to Tollgate Shopping Centre, well-regarded schools, and provides excellent transport connections via the A12 and A120. Both Marks Tey railway station and Colchester's mainline station are nearby,

offering direct services to London Liverpool Street.

The ground floor accommodation begins with an entrance hall that leads into a bright and spacious lounge/dining room, enhanced by a charming bay window and staircase rising to the first floor. From here, a door opens into the kitchen/breakfast room, which is fitted with a range of modern wall and base units, complemented by work surfaces and selected integrated appliances. The kitchen also provides access to, and views over,

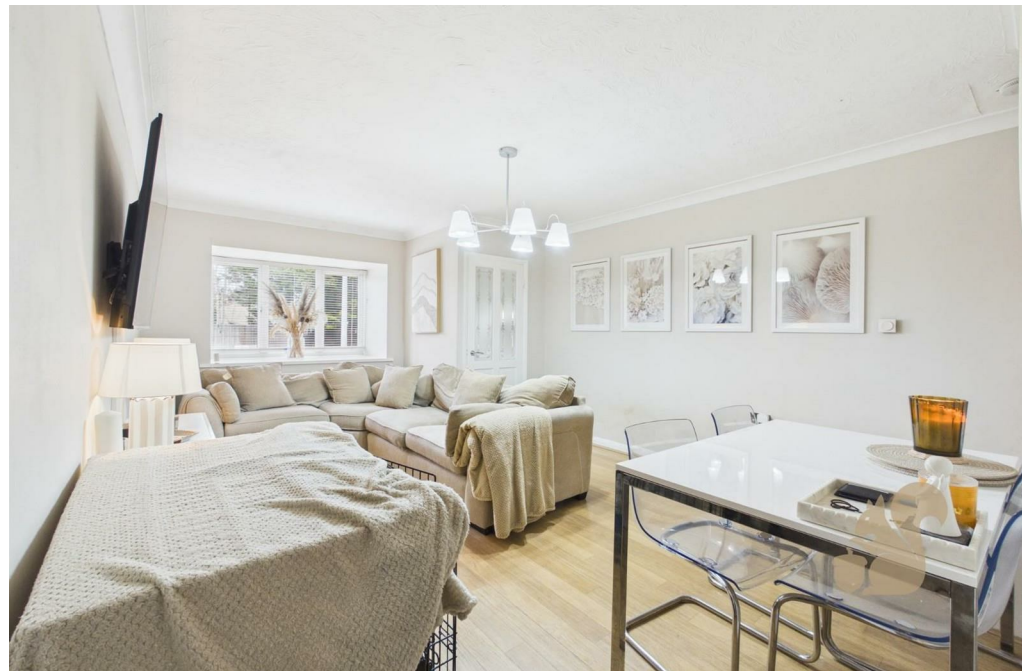
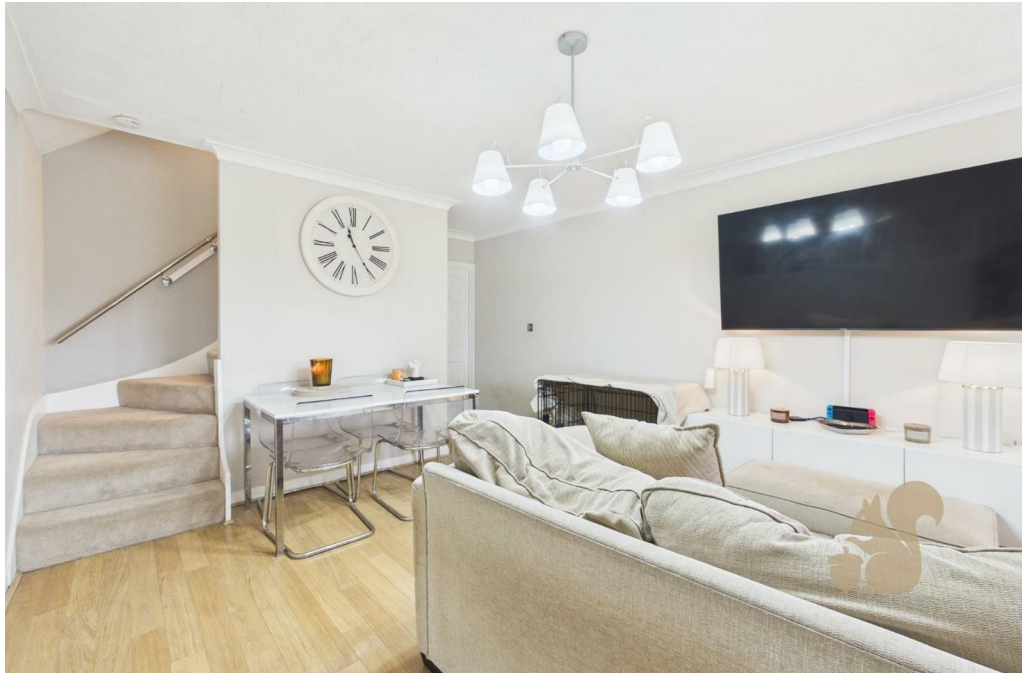
the rear garden.

Upstairs, the first-floor landing gives access to two generously sized double bedrooms, along with contemporary shower room.

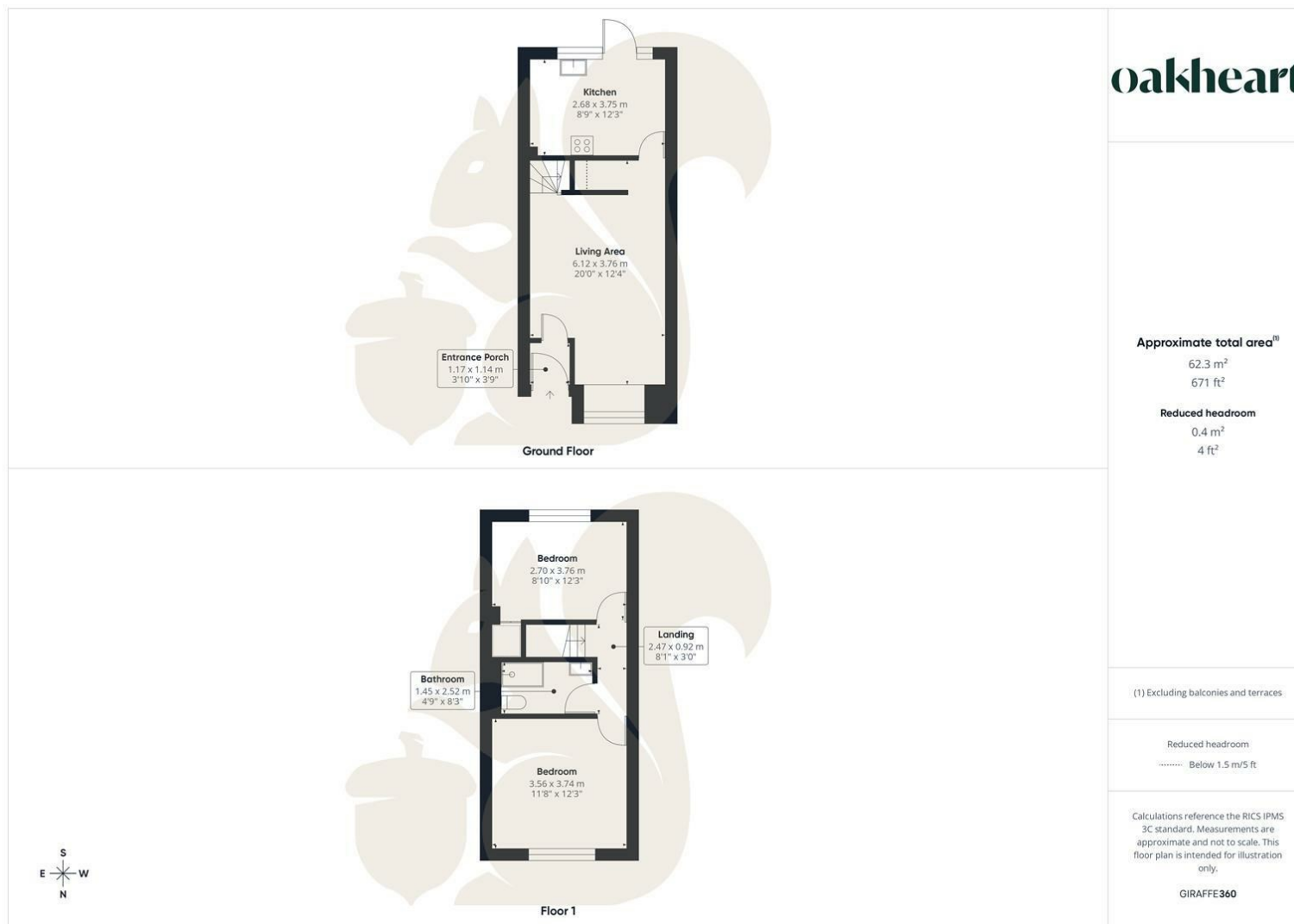
Outside, the front of the property features a low-maintenance shingle area, while the fully enclosed rear garden provides a private outdoor space. A rear gate leads to the communal parking area where the property benefits from a garage located in a nearby block.











oakheart

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	73	90
(81-91) B		
(69-80) C		
(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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart