

oakheart

oakheart
for sale
oakheart.co.uk

£250,000

Guide Price

Military Road, Colchester

Guide Price: £250,000 – £260,000.

Ideally positioned just moments from Colchester Town Centre, this modern two-bedroom home offers a superb blend of convenience and contemporary living. With Colchester Town Train Station close by providing direct links to London Liverpool Street and a range of local amenities within easy reach, the location is hard to beat.

Built in 2015, the property features a modern interior and an impressive energy efficiency rating to help keep running costs low. Inside, the layout includes a bright lounge-diner with doors opening onto the rear garden, a stylish fitted kitchen with integrated appliances, and a handy downstairs cloakroom.

Upstairs hosts two well-proportioned bedrooms and a

contemporary family bathroom. Outside, the low-maintenance rear garden offers access to the allocated parking space for one vehicle.

Agents Note

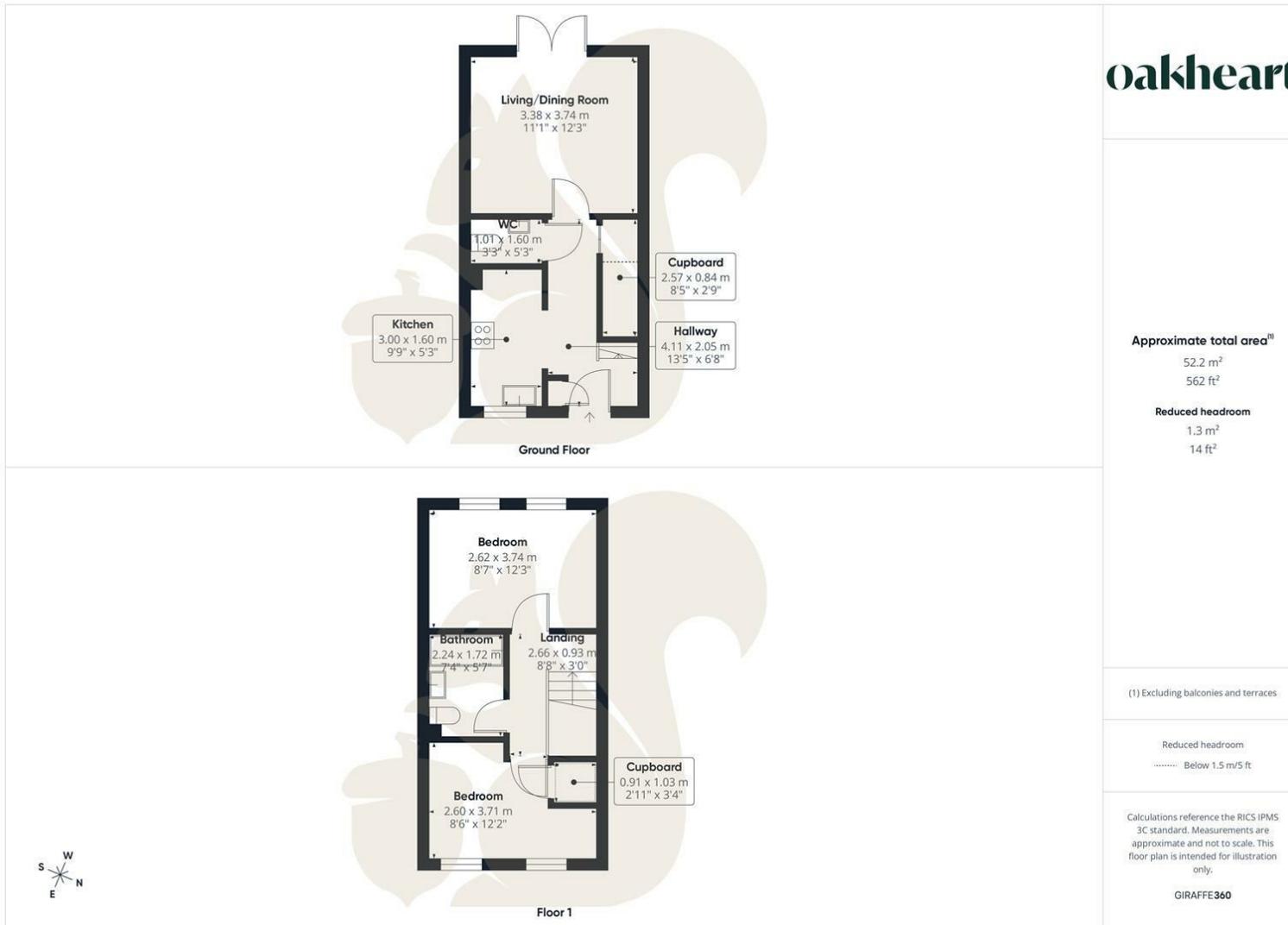
Please note some photos have been virtually staged.











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Approximate total area⁽¹⁾

52.2 m²
562 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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 Borough

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	83	
(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.

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