

oakheart



£220,000

Guide Price

John Mace Road, Colchester

Guide Price: £220,000 - £230,000.

Situated within the sought-after Salus Development to the south of Colchester, this spacious and beautifully presented two bedroom coach house on John Mace Road offers modern living with the rare benefit of a private garden and garage. The property enjoys convenient access to local primary and secondary schools, a range of amenities, and excellent transport links, making it ideal for first-time buyers, professionals or investors.

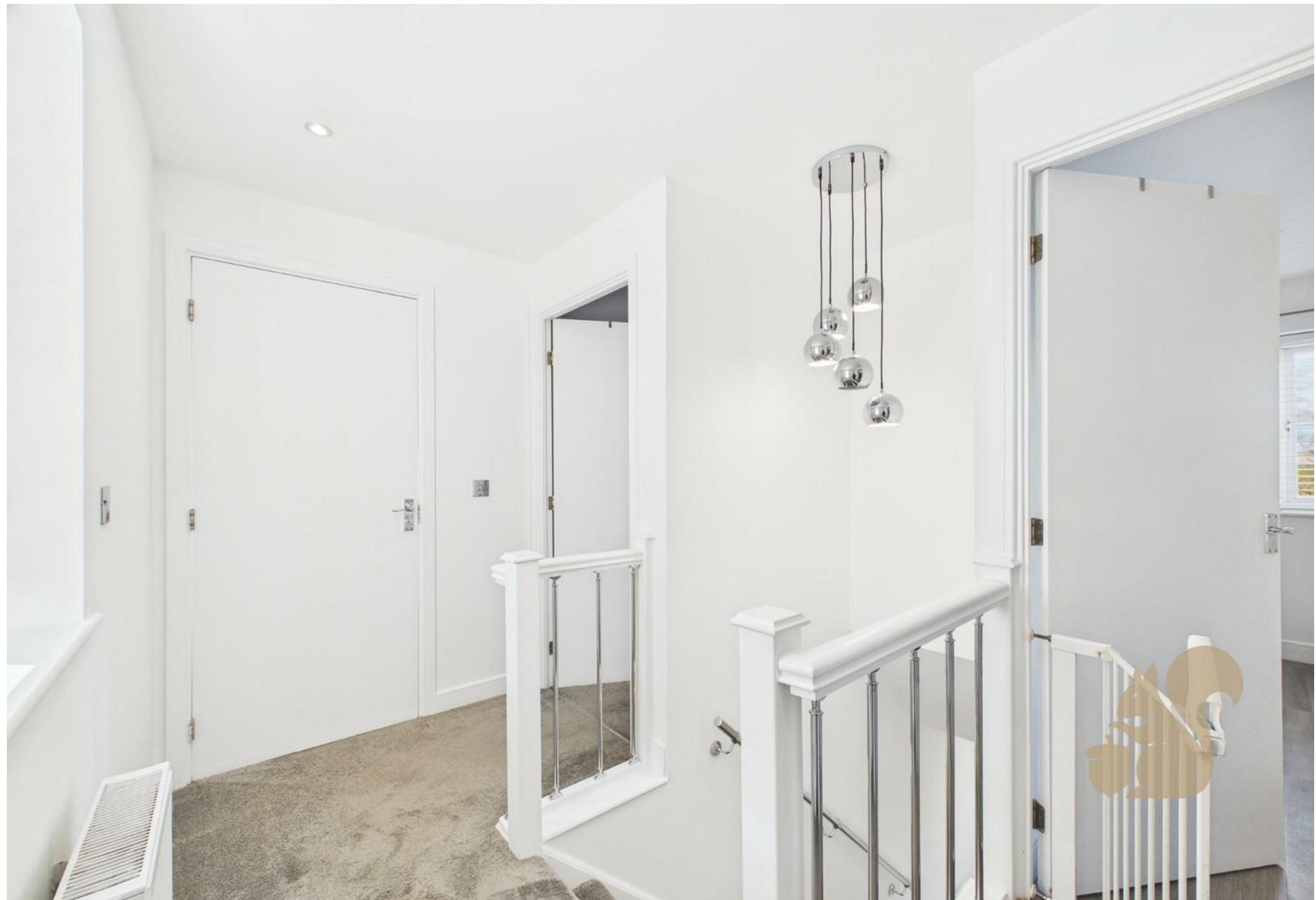
The property benefits from its own private entrance door leading into a welcoming hallway, with stairs rising to the first-floor accommodation.

The landing provides access to a useful storage cupboard and loft space. The heart of the home is the impressive open-plan kitchen, dining and living area, featuring a newly fitted contemporary kitchen with an array of sleek units and integrated appliances. A standout feature is the central island with breakfast bar seating, complemented by stylish Quartz worktops – perfect for entertaining and modern day living.

The principal bedroom is well-proportioned, alongside a second bedroom offering flexibility for guests, a home office or nursery. A modern family bathroom completes the internal accommodation.

Externally, the property benefits from a parking space directly in front of the entrance door. There is access to the garage via an up-and-over door, with an additional rear door leading through to the private rear garden. The garden itself is attractively arranged with a decked seating area and lawn, creating an ideal outdoor space for relaxing or entertaining.











Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
B

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 83 |
| (69-80) C | | |
| (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.