

oakheart



£325,000

Guide Price

Eagle Drive, Colchester



Guide Price: £325,000 - £350,000.

Situated on the popular Eagle Drive, close to Abbey Fields, this spacious and well-presented three-bedroom, two-bathroom terraced home offers modern living with excellent access to local amenities and transport links.

The property is ideally positioned for a range of well-regarded primary and secondary schools, Colchester City Centre and Colchester Town Station, providing direct rail services into London Liverpool Street.

Upon entering the property, the ground floor comprises a welcoming entrance hallway with a useful storage cupboard and a convenient cloakroom WC. To the rear is a

bright and impressive open-plan kitchen, living and dining space. The kitchen offers ample worktop and cupboard storage, seamlessly flowing into the living and dining area. The dining space is enhanced by a striking glass window with a sloping ceiling, creating a light and airy feel, with double doors opening directly onto the rear garden.

The first floor hosts two well-proportioned bedrooms, both serviced by a modern family bathroom.

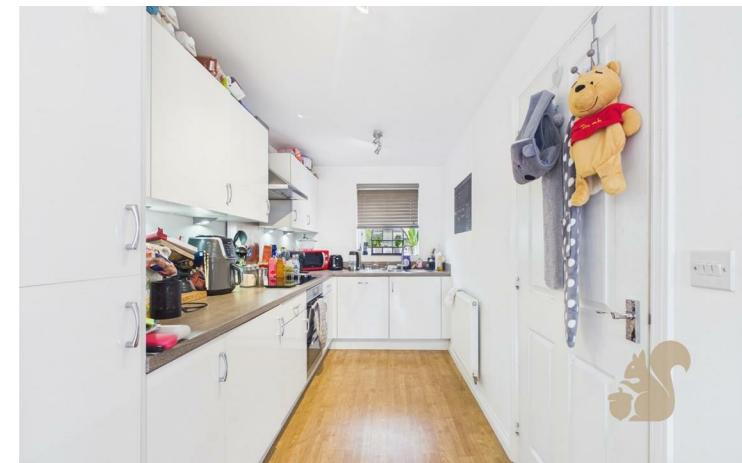
Occupying the entire second floor is the generous principal bedroom, featuring built-in wardrobes and a contemporary en-suite shower room, providing an ideal private retreat.

Externally, the property benefits from a good-sized rear garden comprising an extended patio area, lawn and a storage shed. A side gate provides access to the garage, which also offers secure off-road parking inside.

An ideal family home or investment opportunity in a sought-after Colchester location.

Agents Note

There is an annual estate charge payable of circa £200











Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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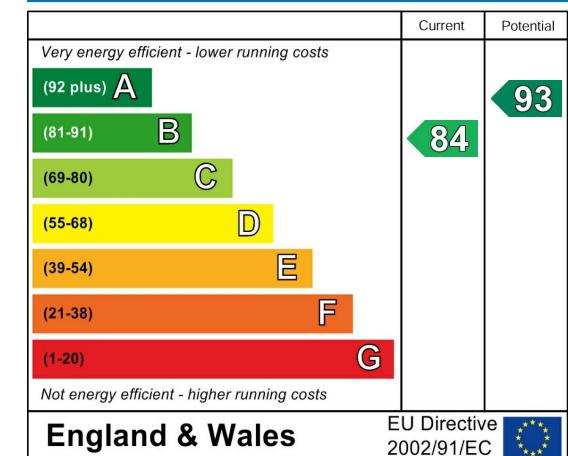
Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

Approximate total area⁽¹⁾
113.9 m²
1227 ft²



(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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.