

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.

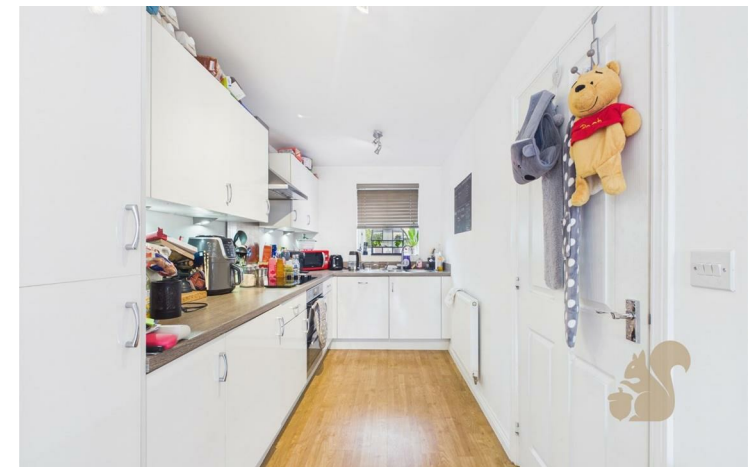
Occupying the entire second floor is the generous principal bedroom, featuring built-in wardrobes and a contemporary en-suite shower room, providing an ideal private retreat.

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















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