

oakheart

£250,000

Offers In Excess Of
Bourne Road, Colchester

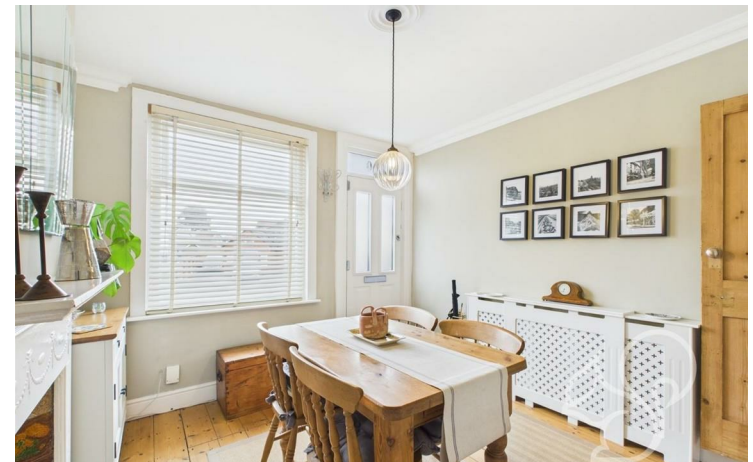
This stunning Victorian terraced home, located on Bourne Road in the heart of Colchester, has been meticulously refurbished to a high standard while beautifully preserving its original Victorian character. The property seamlessly blends modern comforts with its period features, creating a unique and inviting living space. Upon entering, you are welcomed into a charming dining room with elegant wooden flooring, an ornate period fireplace, and a large east-facing window that bathes the room in natural light. The adjacent living room continues this warm and inviting

atmosphere, featuring a recently installed log burner that adds a cosy focal point, complemented by period details that enhance its timeless charm.

The beautifully designed kitchen, situated at the rear of the property, opens onto the garden and boasts classic Shaker-style cabinetry, wooden worktops, and a traditional butler sink, all set against a backdrop of stylish white metro tiles. The west-facing aspect ensures an abundance of afternoon and evening sunlight,

making it a delightful space for cooking and entertaining.

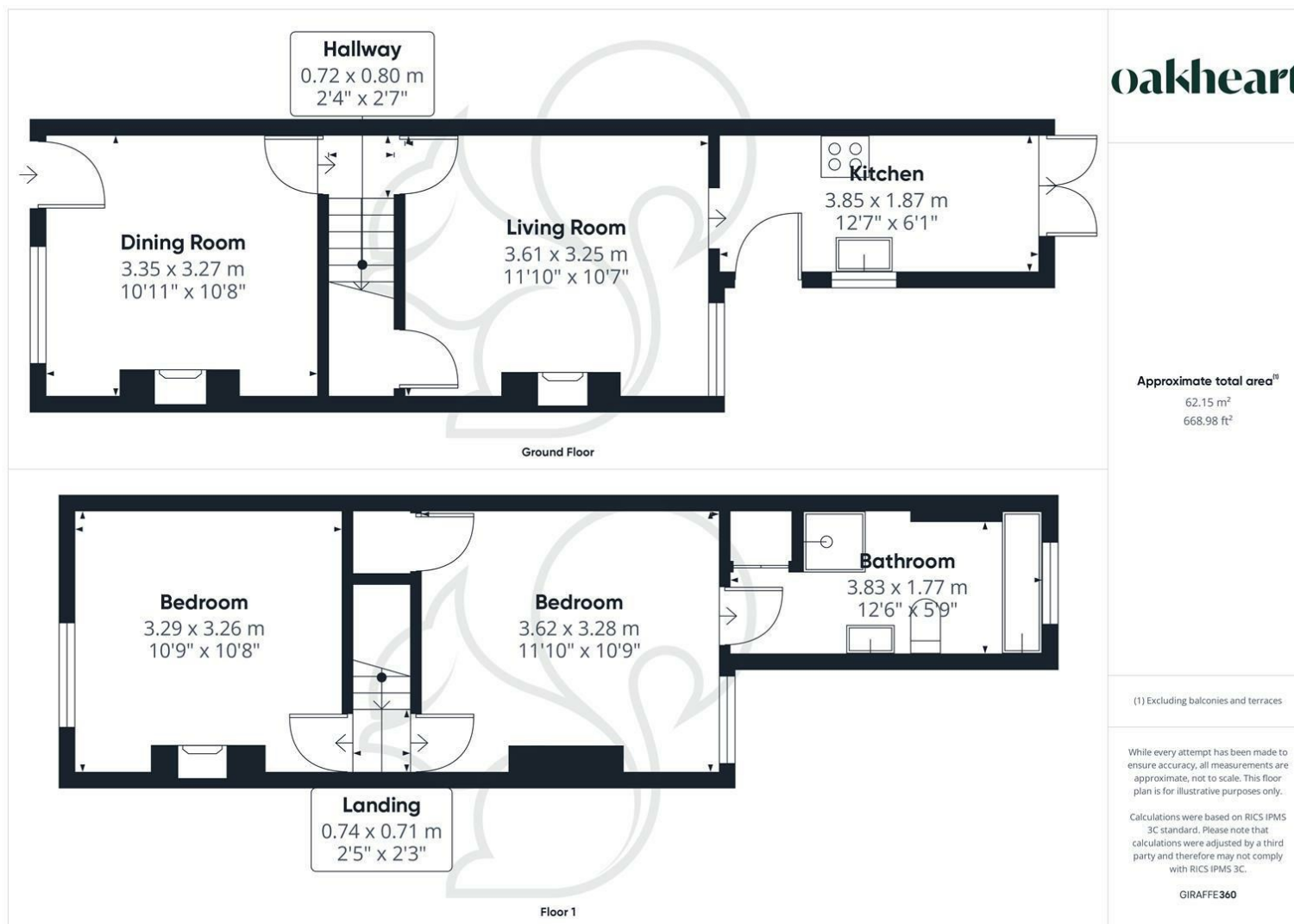
Upstairs, two double bedrooms offer neutral decor and built-in storage solutions, while the modern bathroom provides both style and functionality with a walk-in shower and bath. The west-facing rear garden is mostly laid to lawn, complemented by low-maintenance verdant shrubs and a patio area perfect for outdoor dining or relaxation.











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		
(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