

oakheart



£270,000

Guide Price

Battalion Walk, Colchester

Guide Price: £270,000 - £280,000.

Situated within walking distance of Abbey Fields, Colchester City Centre, and Colchester Town Station (offering direct trains to London Liverpool Street), this modern two-bedroom mid-terrace home is the perfect blend of style, convenience, and comfort - and is offered with no onward chain.

You are welcomed by a bright entrance hall, featuring sleek tiled flooring

that flows seamlessly throughout the ground floor. To the left is a contemporary U-shaped kitchen, thoughtfully designed to offer ample worktop and cupboard space. A convenient downstairs WC is located to the right. The rear of the property opens up into a spacious lounge and dining area, complete with a large understairs storage cupboard and patio doors that lead out to the rear garden.

Upstairs, the landing leads to two generously sized double bedrooms. The principal bedroom benefits from large built-in wardrobes, while the

second bedroom features a sizeable storage cupboard over the stairs. A stylish family bathroom completes the floor, comprising a bath with shower overhead, WC, and wash basin.

The property enjoys a good-sized, enclosed rear garden, featuring a combination of patio, lawn, and a shed at the far end. Rear access leads directly to two allocated parking spaces (in tandem). To the front, the property overlooks a pleasant green area, adding to the sense of space and tranquility.

A fantastic opportunity for first-time buyers, commuters, or investors.











Ground Floor



Floor 1

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Approximate total area⁽¹⁾
53.5 m²
577 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

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(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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