

oakheart

£350,000

Offers In Excess Of  
Abbey Field View, Colchester



This spacious and well-presented three-bedroom, two-bathroom semi-detached townhouse is situated in the desirable Abbey Fields area of Colchester. Offering easy access to high-performing schools, Colchester City Centre, and Colchester Town Station—with direct trains to London Liverpool Street—this home is ideal for families and commuters alike.

The ground floor features a welcoming entrance hall with an understairs storage cupboard, leading to an additional reception room/snug, perfect for use as a study or playroom. The heart of the home is the open-plan kitchen and dining area, boasting ample worktop and cupboard space, integrated appliances, and patio doors that open out to the rear garden. A separate utility room provides further storage and workspace, with a convenient downstairs WC located just off it.

On the first floor, a bright and spacious living room benefits from an gas fireplace and three sets of windows, allowing for an abundance of natural light. A well-proportioned double bedroom includes two built-in wardrobes, while the contemporary family bathroom is complete with a bath and overhead shower, WC, and wash basin.

The second floor offers a landing with a built-in storage cupboard and access to a loft with a fitted ladder and partially boarded space. The generous principal bedroom features two sets of built-in wardrobes and a modern en-suite shower room. A further double bedroom, also equipped with two built-in wardrobes, completes the upper level.

Outside, the property boasts a good-sized enclosed rear garden, primarily laid to lawn with a patio area, as well as additional external storage to the side. A rear access gate provides added convenience, while off-road parking is available via a large carport with space for two vehicles in tandem, along with a shed at the end.

This fantastic townhouse offers a superb blend of space, style, and practicality in a prime location.







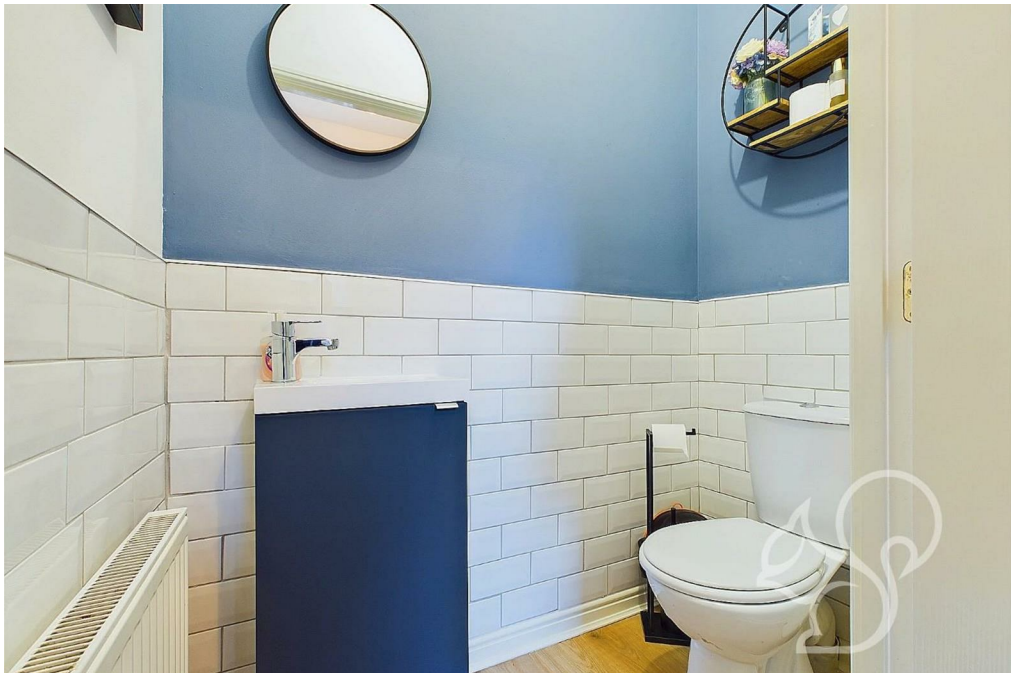








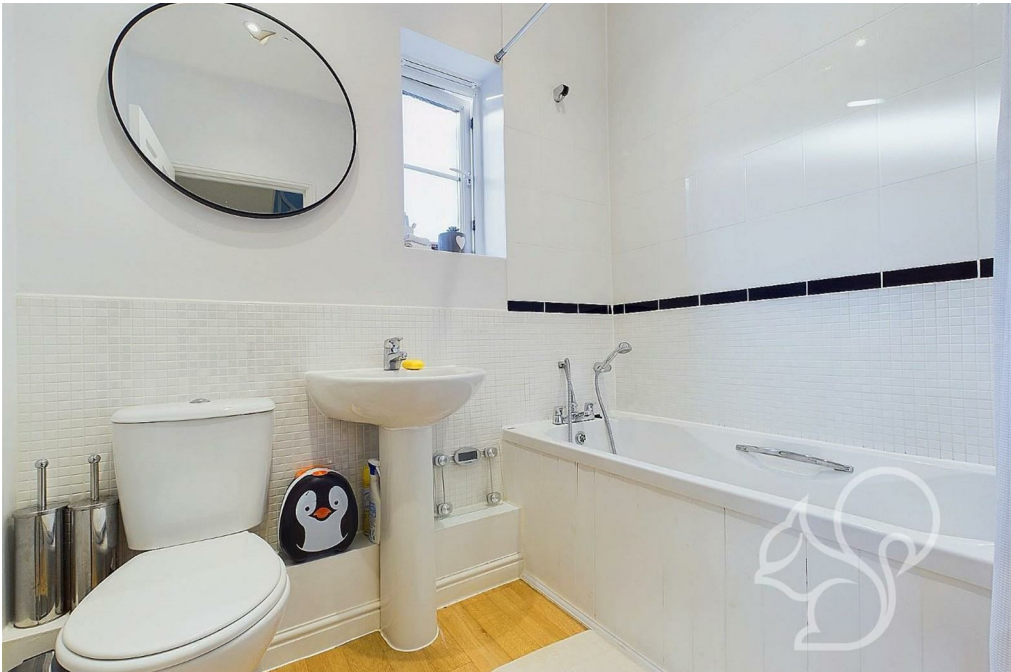
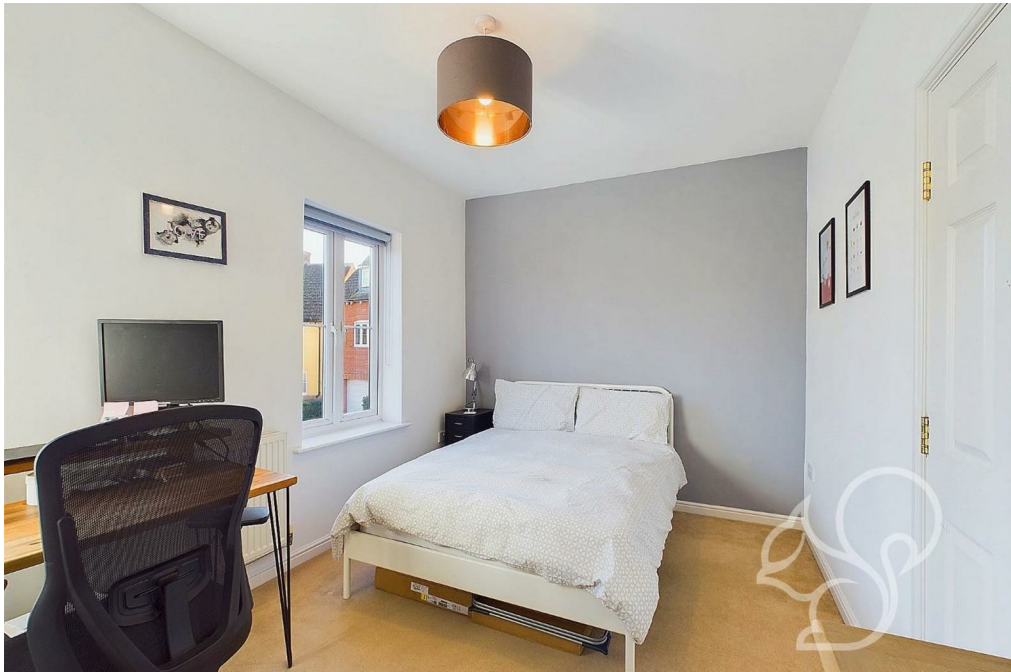
















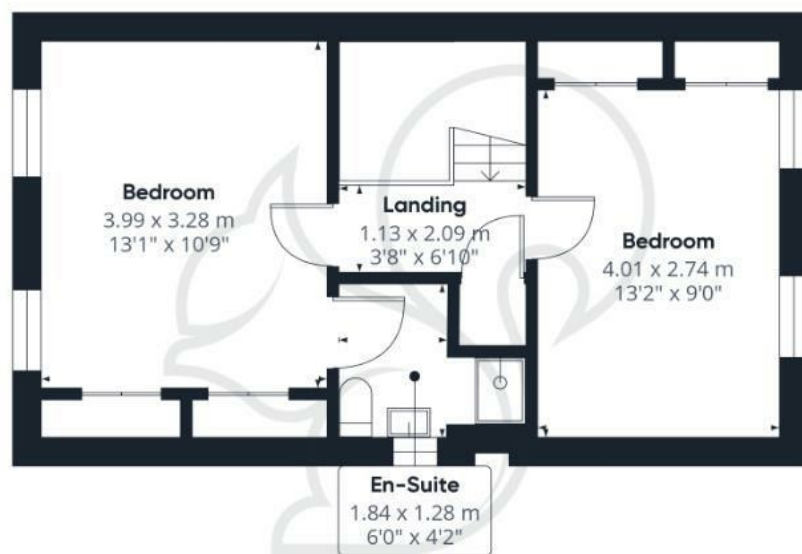




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

108.56 m<sup>2</sup>

1168.55 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360




Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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**01206 803 308**

[colchester@oakheart.co.uk](mailto:colchester@oakheart.co.uk)

2b Cotman Road, Colchester, Essex, CO3 4QJ