

oakheart

£280,000

Offers In Excess Of  
Charles Street, Colchester

Situated on the popular Charles Street in the sought-after New Town area of Colchester, this spacious three-bedroom Victorian terraced home is arranged across three floors and offers a wonderful blend of character and modern living. Ideally positioned within easy reach of Colchester City Centre and Colchester Town Station, the property is perfectly suited for commuters with direct rail links into London Liverpool Street.

The ground floor begins with a welcoming living room to the front of the

property, leading through to a generously sized dining room — an ideal space for entertaining and everyday family living. Stepping down from the dining area is the recently added contemporary kitchen, thoughtfully designed with an excellent range of cupboard and worktop space. A sliding door from the kitchen provides direct access out to the rear garden.

The first floor comprises a spacious principal bedroom alongside a large family bathroom fitted with a bath and shower over, WC and wash hand

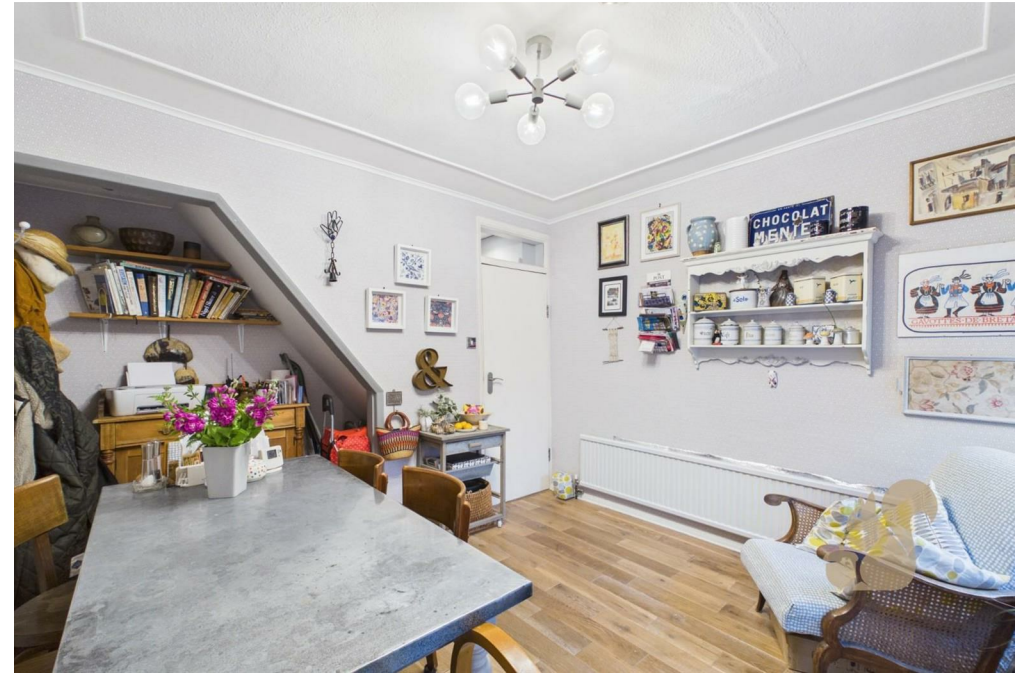
basin.

Occupying the second floor are two further well-proportioned double bedrooms, both offering excellent versatility for family living, guests or home working.

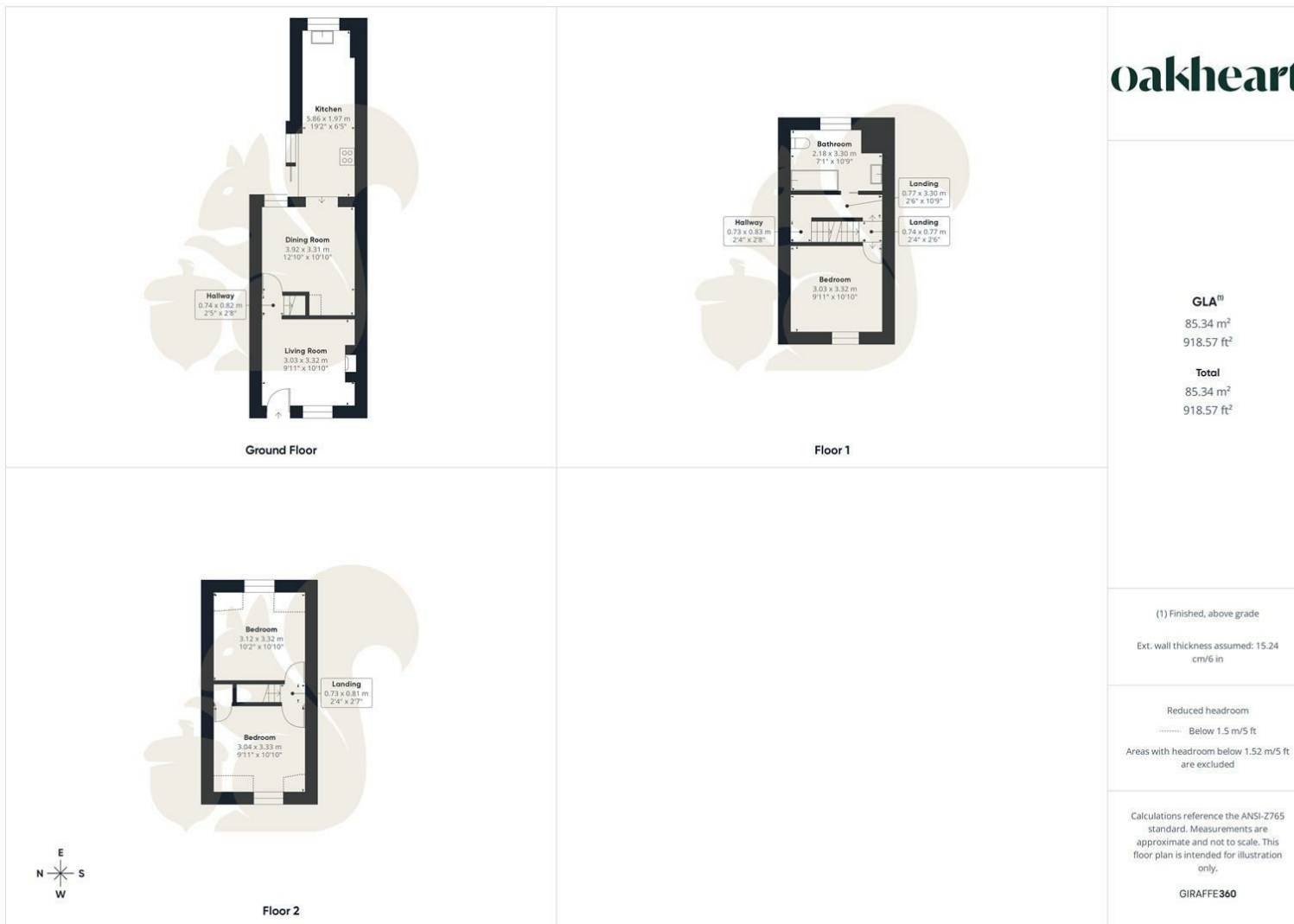
Externally, the property enjoys a beautifully maintained rear garden featuring a patio seating area, mature plants and flower beds, all enclosed by panel fencing for added privacy. A useful shed is positioned to the rear of the garden, whilst permit parking is available to the front of the property.











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**GLA<sup>1)</sup>**  
85.34 m<sup>2</sup>  
918.57 ft<sup>2</sup>

**Total**  
85.34 m<sup>2</sup>  
918.57 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom  
----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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