

oakheart

£200,000

Guide Price

Scarletts Road, Colchester



GUIDE PRICE: £200,000 - £210,000.

Situated on Scarletts Road in Colchester, this spacious and well presented three bedroom upper floor maisonette offers over 900 sq ft of internal living accommodation, along with its own private entrance, allocated parking and a private balcony overlooking surrounding woodland.

The property is conveniently positioned within easy reach of Colchester City Centre, offering a wide range of shops, restaurants and amenities, while Colchester Town Station is also close by, providing direct rail services into London Liverpool Street.

The accommodation begins on the ground floor with its own private front door opening into an entrance hallway, providing a useful space for coats and shoes, with stairs rising to the main living accommodation on the first floor.

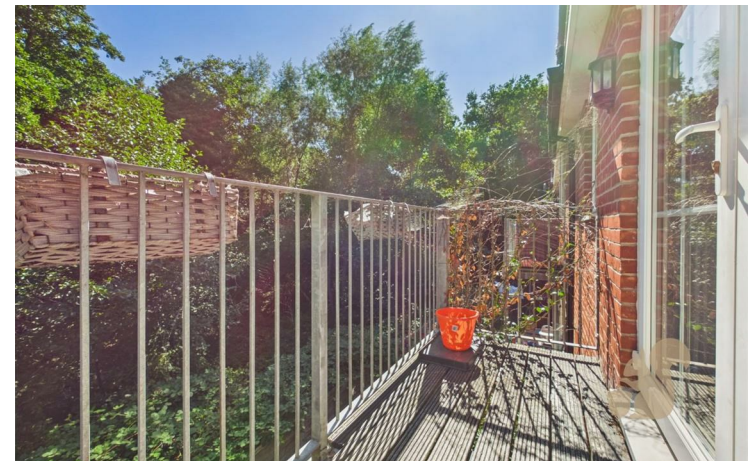
Upstairs, a central landing provides access to three well proportioned bedrooms, including a spacious principal bedroom. The separate kitchen offers a good range of cupboard and worktop space, while the family bathroom is fitted with a bath and shower over.

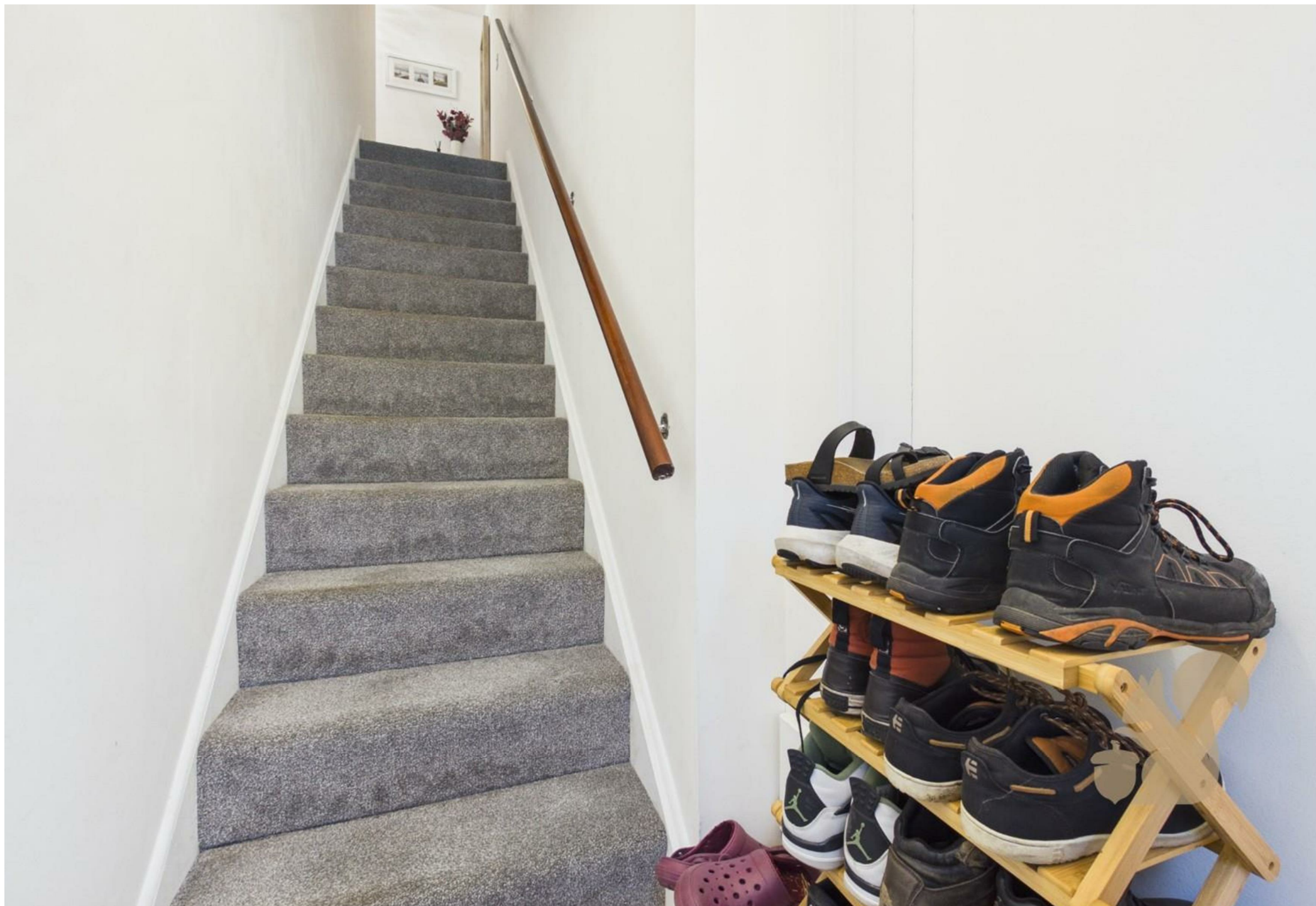
A particular highlight is the generous living and dining room, which benefits from plenty of natural light through multiple windows and provides ample

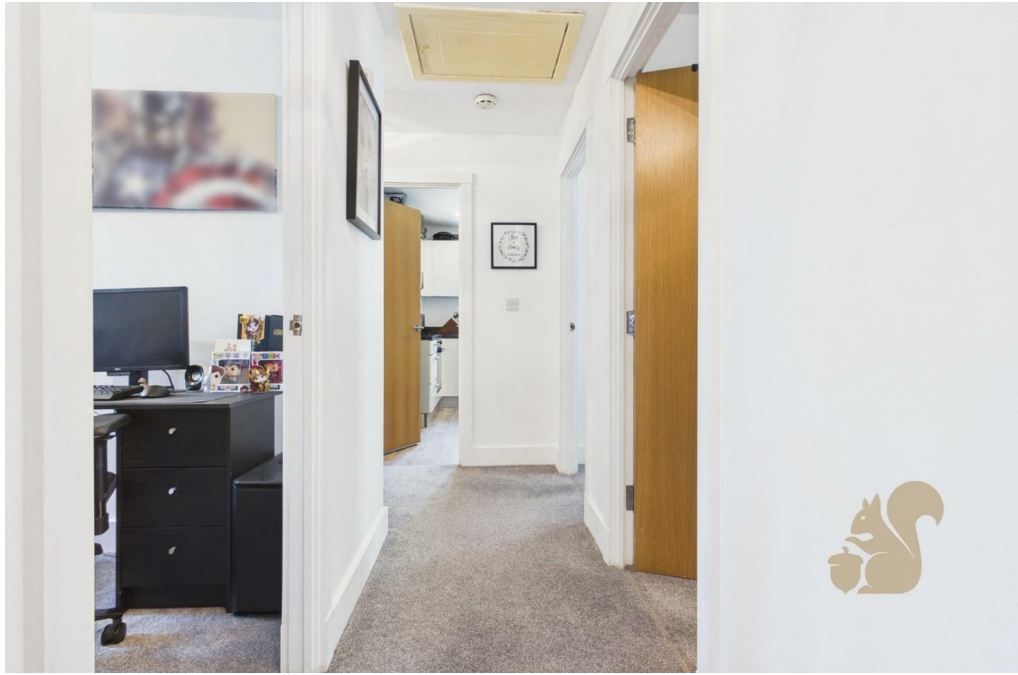
space for both relaxing and entertaining. Patio doors open directly onto a private balcony, creating an attractive outdoor seating area with pleasant woodland views.

Externally, the property further benefits from an allocated parking space.

Offering excellent internal space, three bedrooms and the added advantages of a private entrance, balcony and parking, this maisonette would make an ideal purchase for first time buyers, young families, commuters or investors looking for a well connected home close to central Colchester.











Local Authority:
Colchester

Tenure:
Leasehold

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.

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