



oakheart

£130,000

By Auction

Silcock Close, Colchester

Nestled in the desirable Silcock Close area of Colchester, this well-maintained one-bedroom ground-floor maisonette presents an ideal option for both first-time buyers and investors. The accommodation has been thoughtfully cared for, offering a bright, comfortable, and practical living space.

The private front door opens into a light-filled living room,

which leads through to a modern fitted kitchen. A spacious double bedroom and a neatly finished bathroom complete the layout, creating a home that's easy to enjoy and ready to move into.

The property further benefits from its own separate entrance, adding an extra sense of privacy and independence.

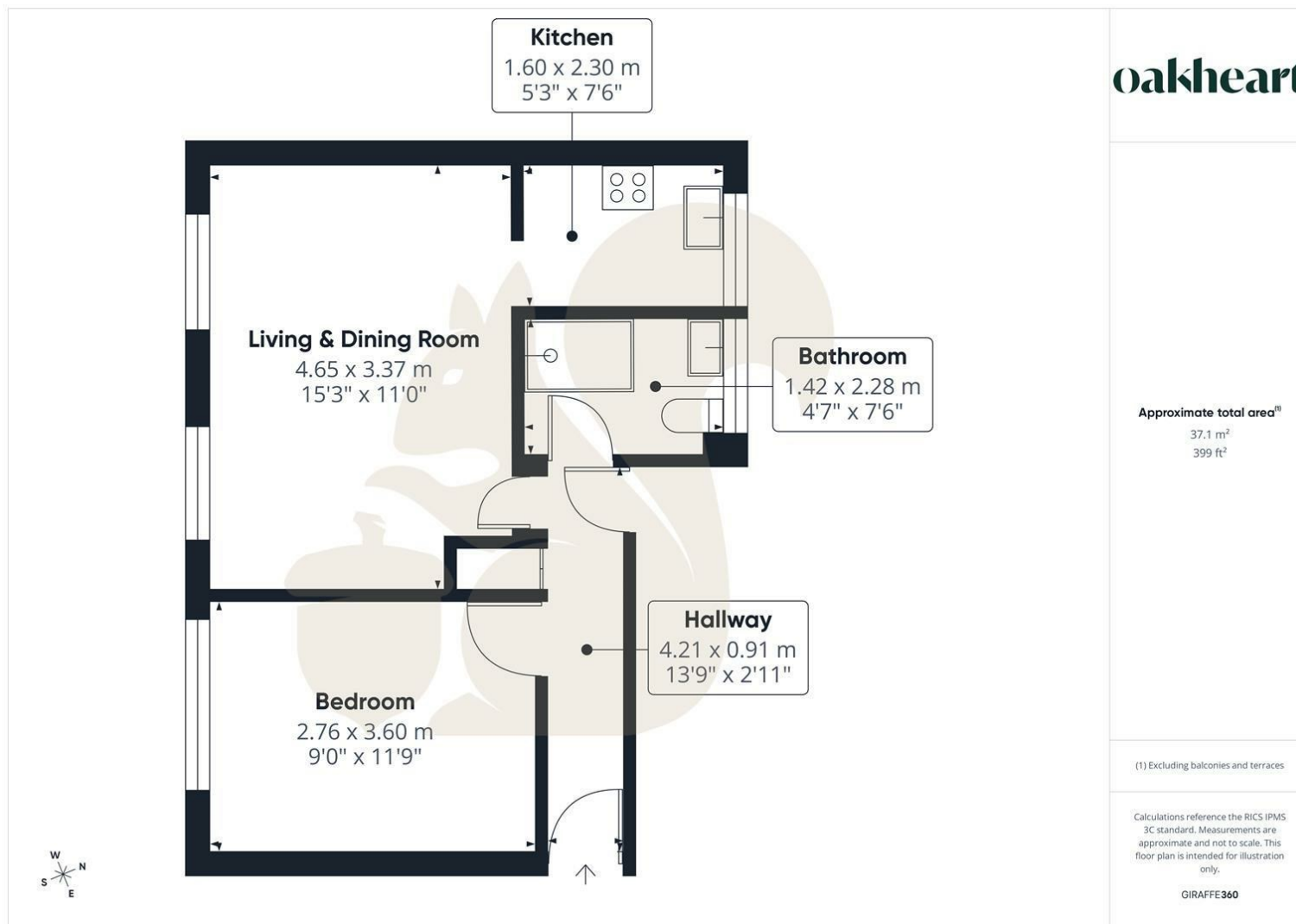
Outside, you'll find a rear garden and allocated off-road parking, while double glazing and gas heating provide year-round comfort. Tucked within a peaceful residential setting, the home is perfectly positioned for access to nearby shops, everyday amenities, and excellent transport connections into Colchester town centre and beyond.











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Local Authority:

Tenure:  
Leasehold

Council Tax Band:  
A

### Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 69      | 74        |
| (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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