



oakheart

£1,100 Per Month

Per Month

Myrtle Grove, Colchester

Offering well-proportioned accommodation, this refurbished three-bedroom mid-terrace residence presents an excellent opportunity for comfortable family living. The property boasts two reception rooms, a charming fitted kitchen with integrated appliances, leading to a ground floor bathroom complete with built-in storage and underfloor heating. Upstairs are three good-size bedrooms, with the third benefiting from dual-aspect windows and integral cupboards.

The home has been sympathetically updated in recent years. The lounge leads through to the hallway and dining room, both carpeted, while the kitchen refitted in the last few years—features stylish wood units, solid oak countertops, and integrated appliances including a double oven. Beyond a small rear lobby with garden access sits the modern bathroom, installed within the last five years and offering a contemporary three-piece suite, heated towel rail, and underfloor heating.

The first floor hosts all three bedrooms: one generous double and two well-proportioned singles, all benefitting from the home's recent improvements.

Externally, the property enjoys an enclosed rear garden with a generous lawn, a patio path, and planted borders—ideal for entertaining or relaxing. On-street parking is available.

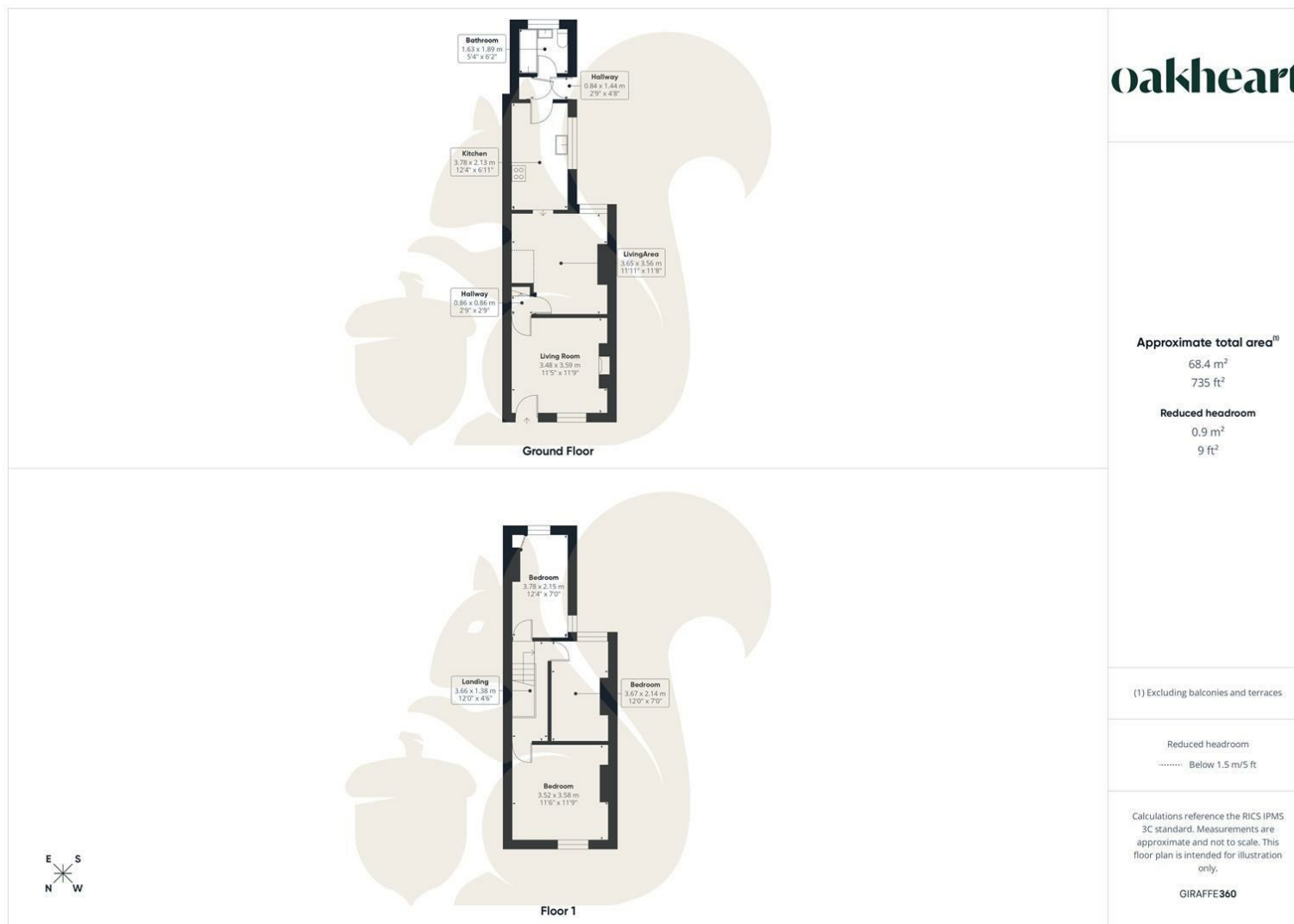
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Approximate total area^m

68.4 m²

735 ft²

Reduced headroom

0.9 m²

9 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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:

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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