

oakheart

£1,500 Per Month

Per Month

Sydney Street, Colchester

This attractive and well-maintained three-bedroom semi-detached property is perfectly positioned on Sydney Street, within the highly desirable CO2 area of Colchester. The home is ideally placed for families and professionals alike, with excellent access to local amenities, highly regarded schools, and efficient transport links to Colchester town centre and the University of Essex.

Upon entering the property, you are welcomed by an entrance hall. The hall leads directly into a generous lounge, where a exposed brick

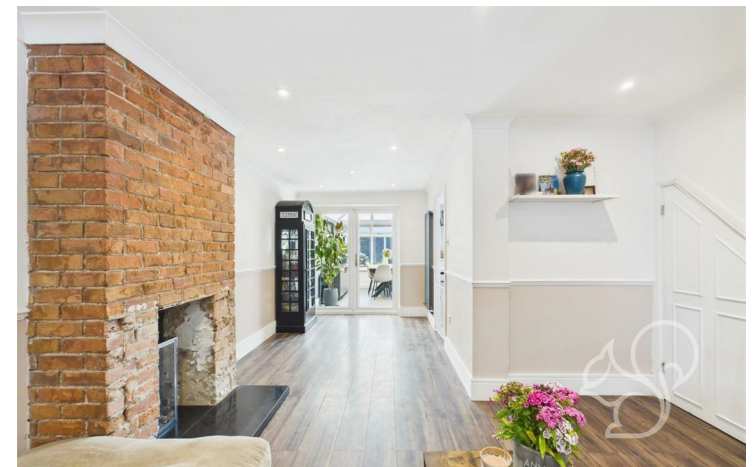
fireplace. The lounge flows effortlessly into a dedicated dining area, ideal for meals or entertaining guests, and continues into the kitchen, featuring modern units and ample workspace.

At the rear of the property, a bright and airy conservatory provides an excellent additional reception room, offering flexible space that could be used as a playroom, home office, which overlooks the the garden. French doors open directly onto the rear garden, which begins with a patio area—perfect for summer barbecues or outdoor dining—and

extends to a well-kept lawn, offering plenty of space for children to play or for keen gardeners to create their own oasis.

Upstairs, the first floor comprises three well-proportioned bedrooms. The bedrooms are served by a contemporary family bathroom, also finished to a good standard.

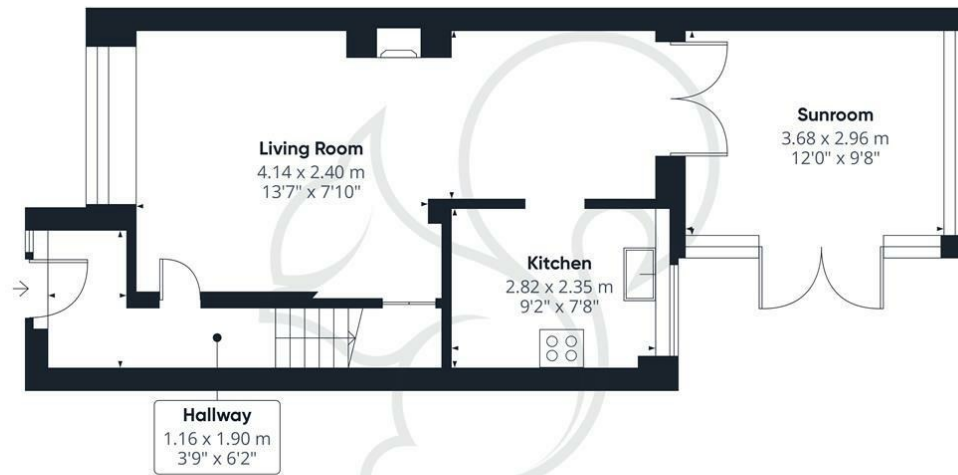
To the front of the property, there is off-road parking for two cars via driveway. Opposite is also located a large field which is perfect for dog walks and exploring.



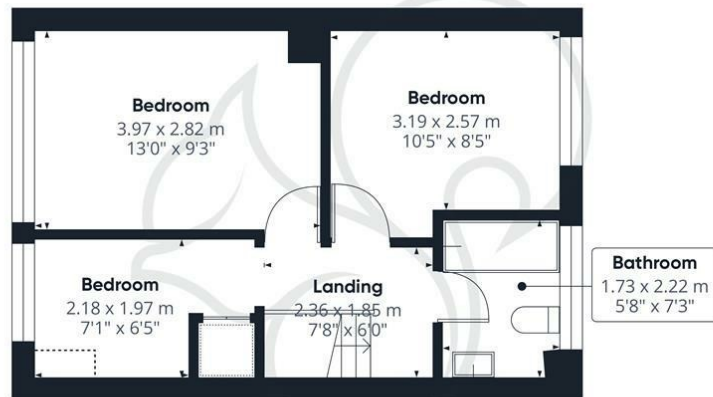








Ground Floor



Floor 1

oakheart

Approximate total area^m

80 m²

861 ft²

Reduced headroom

0.3 m²

4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Oakheart Colchester - Lettings
01206 803 308
colchesterlettings@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart