

oakheart

£1,300 Per Month

Per Month

Scarletts Road, Colchester



Welcome to this delightful Victorian semi-detached house, nestled in the sought-after area to the south of Colchester. This well presented house is situated close to local amenities, schools, and transport links, making it perfect for families and commuters alike.

As you step through the entrance hall, you are greeted by a spacious lounge diner, perfect for both relaxing and

entertaining. Large windows flood the space with natural light, creating a warm and inviting atmosphere. At the rear, the well-appointed kitchen offers a practical layout and features a door that opens onto the lovely rear garden.

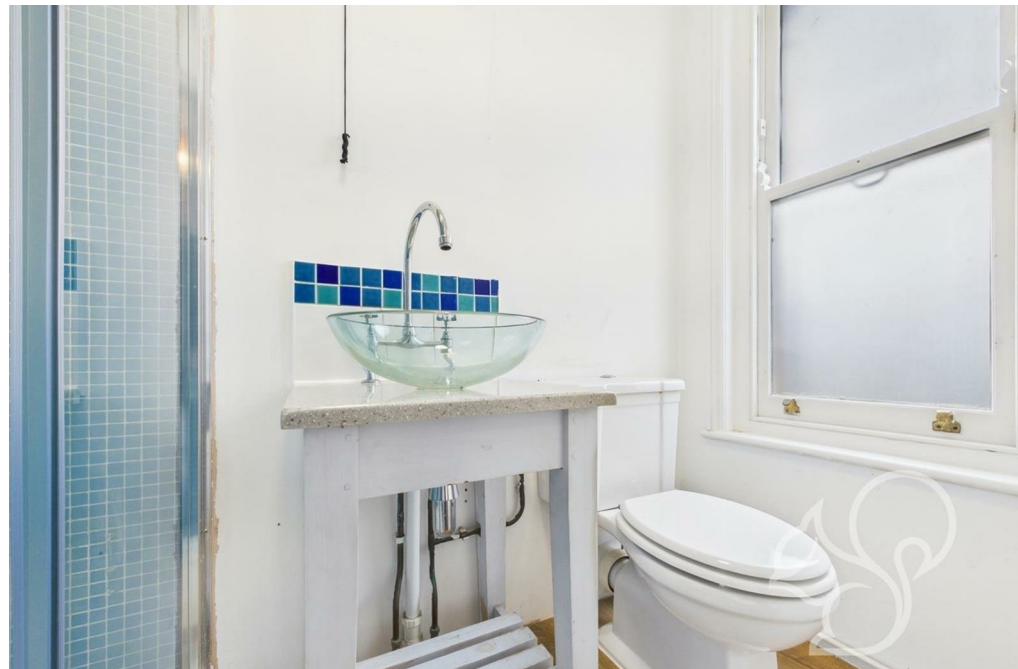
Ascending the stairs to the first floor, you'll find access to three comfortable bedrooms. The principal bedroom boasts an ensuite shower, offering a private retreat for

your convenience. A further family bathroom serves the remaining bedrooms, ensuring ample facilities for the whole family. On-street parking is available via permit, ensuring ease and convenience for residents.



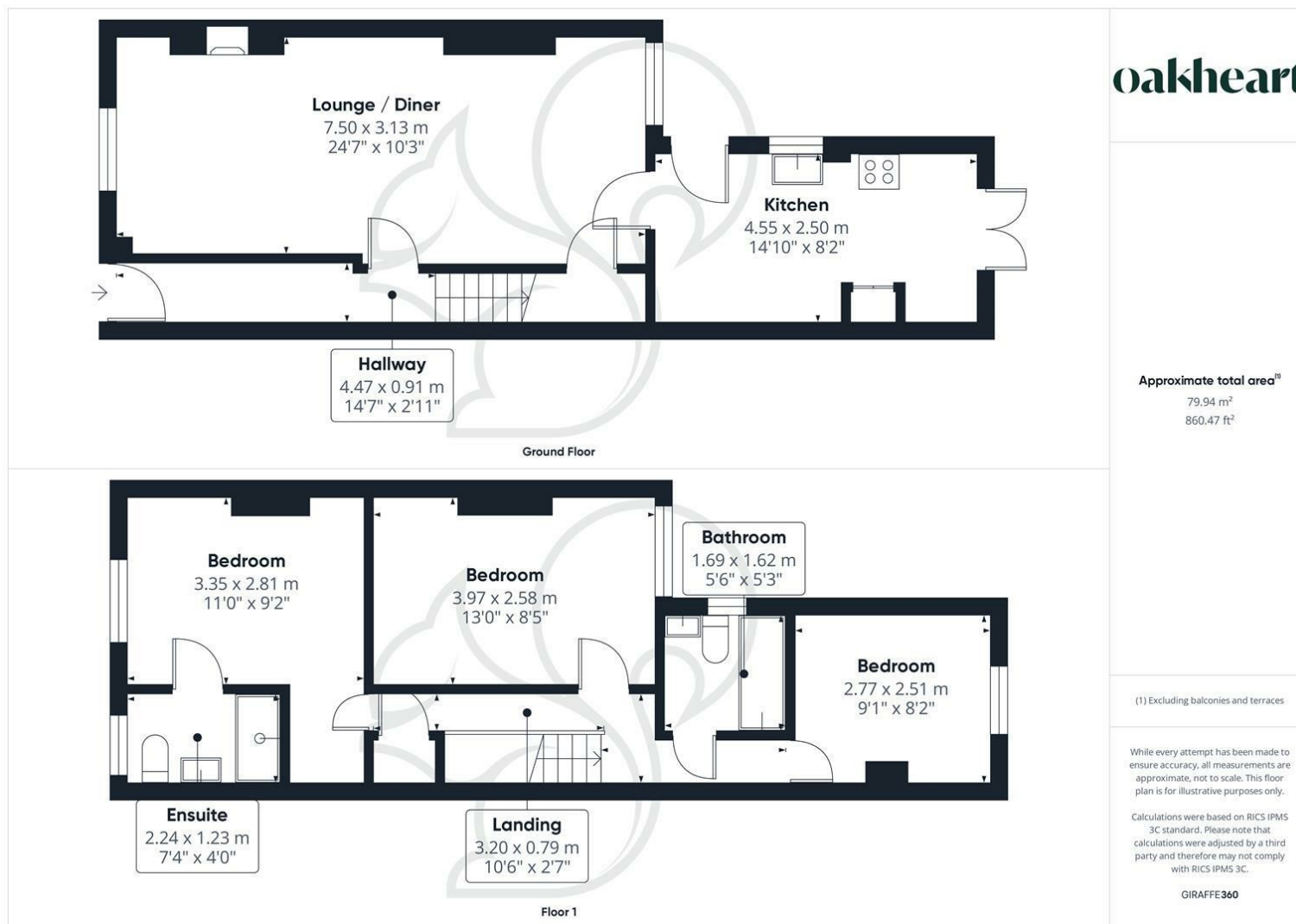












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Local Authority:  
Colchester

Tenure:

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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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