



Offers in excess of £260,000

Freehold | 2 Bed | 2 Bath | House | Semi Detached | Council Tax Band C | EPC | Ref COS180023

Port Lane Colchester CO1 2FT

Modern two bedroom semi-detached home with a ground floor cloakroom, an open plan lounge / dining room / kitchen, two bedrooms, en-suite, and family bathroom. Benefits include solar panels, off-street parking, and private garden ideal for first-time buyers or investors seeking an energy-efficient property.

- Two-bedroom semi-detached house
- Popular residential area
- Energy-efficient design with solar panels installed
- Open plan living area
- Contemporary kitchen
- Convenient downstairs WC
- En-suite and family bathroom
- Private rear garden
- Off-street parking
- Ideal for first-time buyers, young families, or downsizers



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

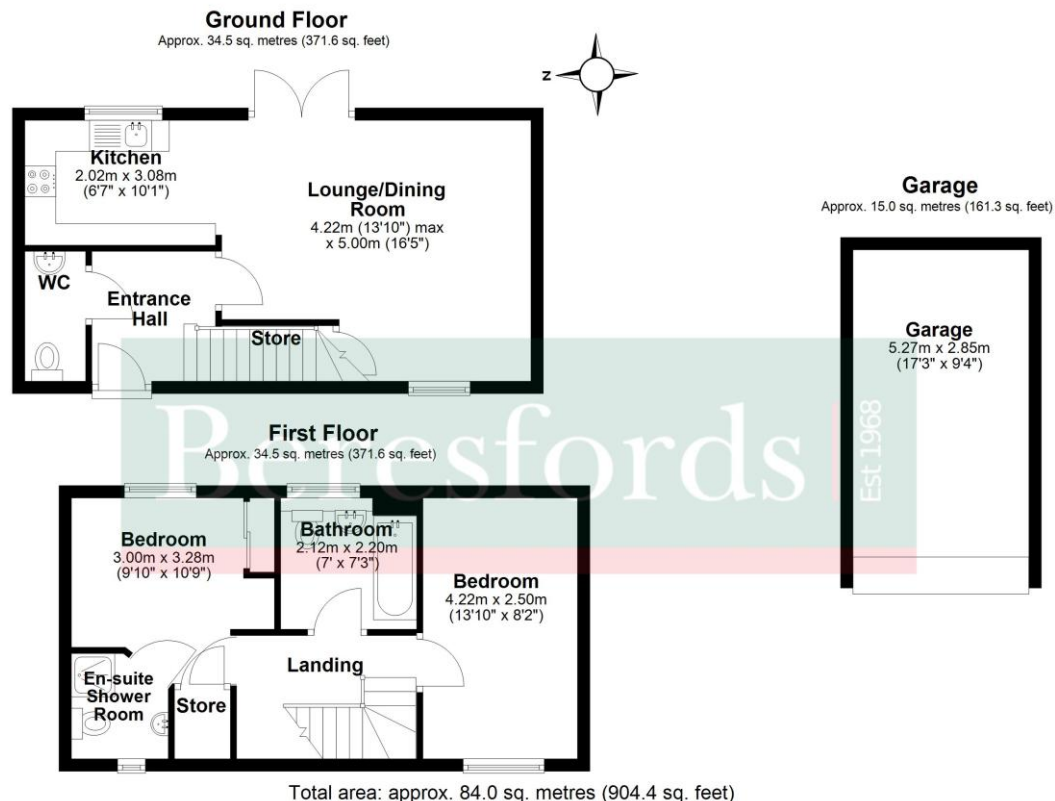
Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

T: 01206 764444

E: colchestersalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A	102 A	102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Port Lane, Colchester

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