

Beresfords | Est 1968



Beresfords

Guide Price £300,000 - £325,000

Freehold | 2 Bed | 2 Bath | House | Semi Detached | Council Tax Band C | EPC B | Ref COS260182

Tiger Way Stanway CO3 8DU

Beresfords are delighted to offer for sale this well-presented two bedroom semi-detached home, ideally situated on a popular modern development to the west of Colchester. The property benefits from an open plan kitchen / lounge / diner, ground floor cloakroom, two double bedrooms, south-facing rear garden, driveway and carport providing parking for two vehicles. Conveniently located for Tollgate and Stane Retail Parks, local schools and excellent transport links including Marks Tey and Colchester North railway stations.

- Well-presented two bedroom semi-detached home
- Spacious open plan kitchen / lounge / diner
- Modern fitted kitchen with integrated appliances
- South-facing enclosed rear garden with patio area
- Driveway and carport with parking for two vehicles
- Popular modern development west of Colchester
- Convenient access to Tollgate and Stane Retail Parks
- Excellent transport links to Colchester North and Marks Tey stations

AGENTS NOTE:

Estate Charge (per annum): £291.85



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

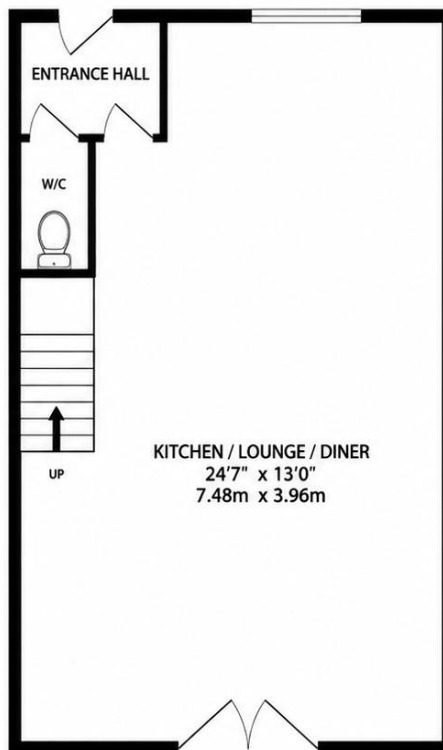
E: colchestersalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

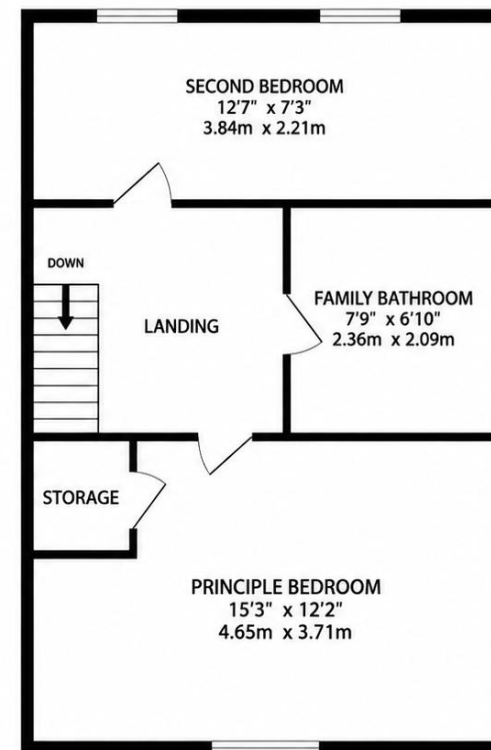
GROUND FLOOR

Approx. 47.4 sq. m. (510 sq. ft.)



FIRST FLOOR

Approx. 47.4 sq. m. (510 sq. ft.)



TOTAL FLOOR AREA: APPROX. 94.8 SQ. M. (1,020 SQ. FT.)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should be independently verified. The layout and dimensions are intended as a guide and may vary.

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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