

Beresfords | Est 1968



Beresfords

Guide Price £400,000 - £425,000

Freehold | 3 Bed | 1 Bath | House | Detached | Council Tax Band D | EPC C | Ref NBC261372

Bristol Road Colchester CO1 2YU

Well-presented three bedroom detached home in the sought-after Riverside area, within walking distance of Colchester city centre and Castle Park, with potential to extend (STPP). Features include a 2024 kitchen extension with high-end appliances, separate utility room, downstairs WC, bathroom with a new electric shower (2026), built-in wardrobes, block-paved driveway for three to four vehicles, garage and enclosed rear garden with composite decking.

- Three bedroom detached family home
- Sought-after Riverside location
- Spacious open-plan living accommodation with French doors to garden
- Extended modern kitchen completed in 2024 with high-quality appliances
- Separate utility room and downstairs cloakroom
- Three well-proportioned bedrooms, two with built-in wardrobes
- Modern family bathroom with new electric shower
- Enclosed rear garden with composite decking and external electrical point
- Block-paved driveway for three to four vehicles and garage with power
- Walking distance to the city centre and Castle Park



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





Beresfords - Colchester Sales

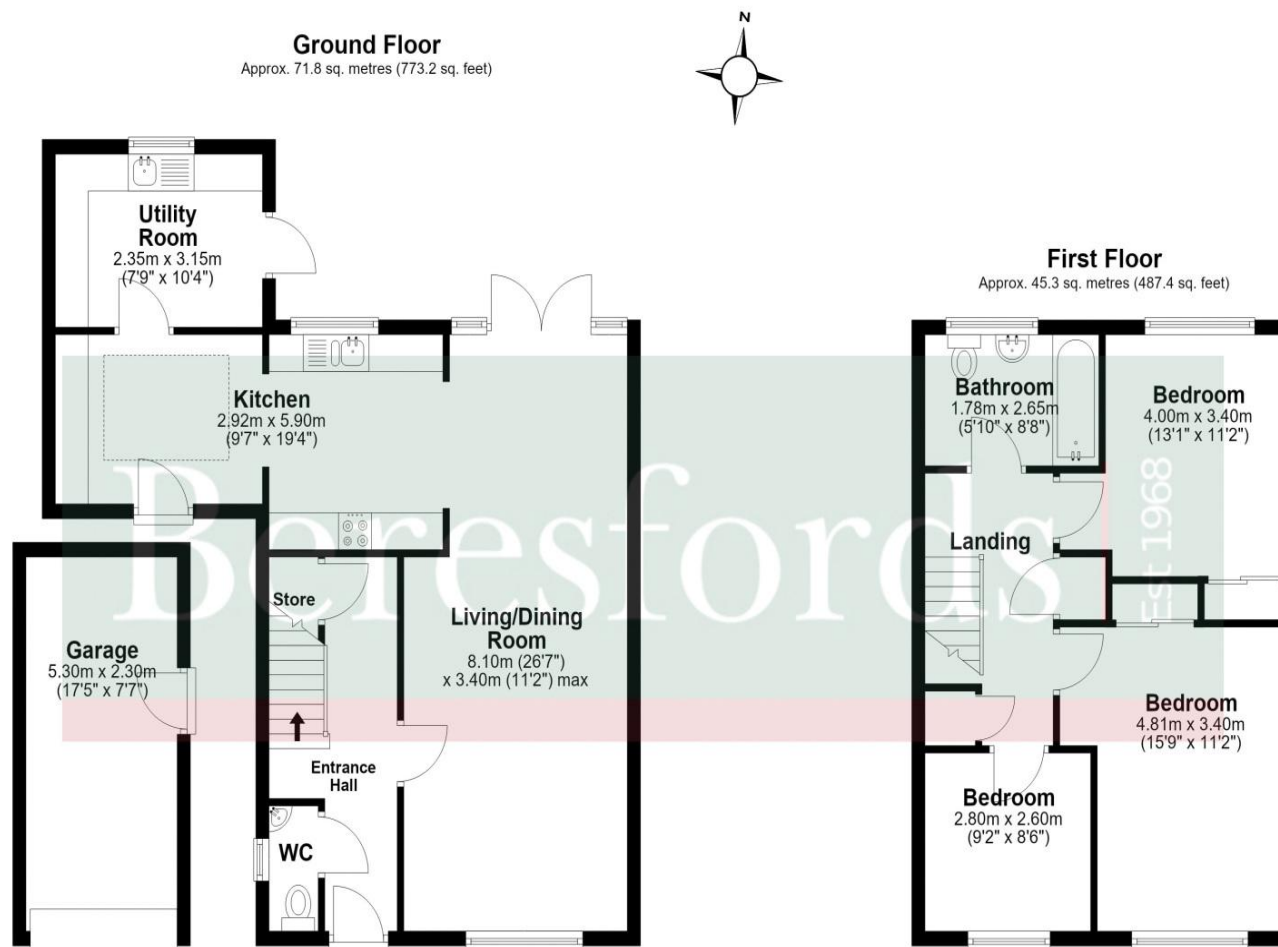
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 117.1 sq. metres (1260.6 sq. feet)

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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Plan produced using PlanUp.

Bristol Road

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