

oakheart



£800,000

Offers In Excess Of
Fairways, Braiswick

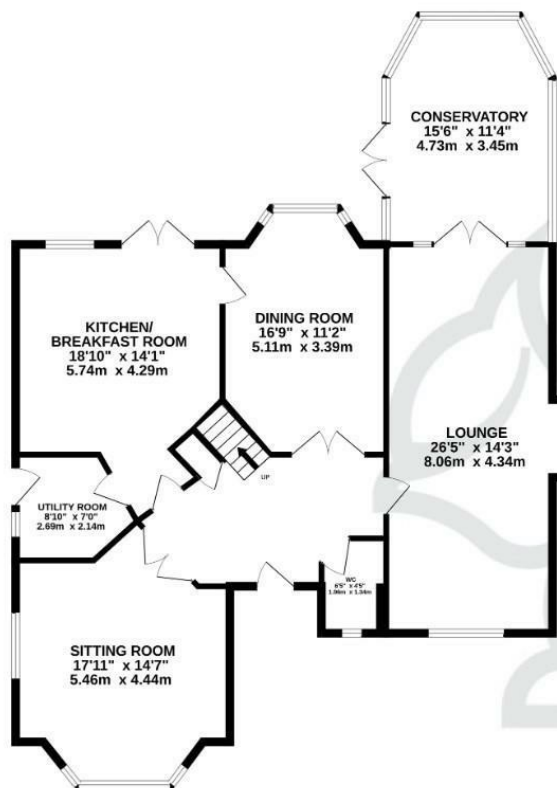
Introducing a truly exceptional offering in the coveted locale of Braiswick, we proudly present this exclusive five-bedroom, three-bathroom detached residence. Embracing a blend of luxury, convenience, and elegance, this home stands as a testament to refined living in a prime location.



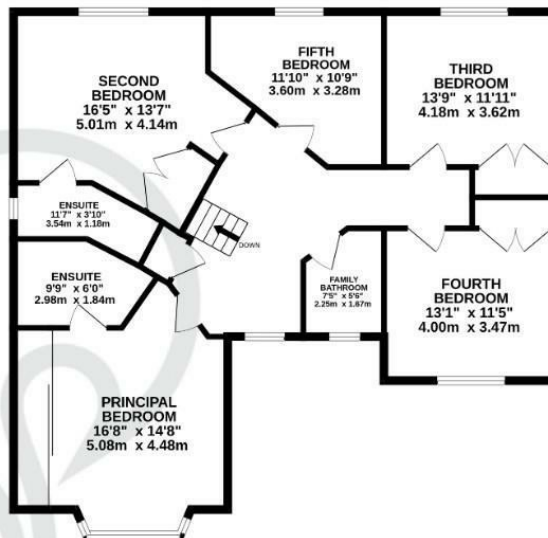




GROUND FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 2305 sq.ft. (214.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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