

oakheart



£280,000

Guide Price  
Peaches Road, Colchester



Guide Price: £280,000 - £300,000.

A charming three-bedroom terrace house on Peache Road, perfectly situated in the desirable South of Colchester. Immerse yourself in a lifestyle that seamlessly combines comfort, convenience, and accessibility, with local amenities, schools, and transport links all within easy reach.

Upon entering, you are welcomed by a tasteful entrance hall,

leading to a convenient cloakroom and a well-appointed kitchen. The heart of the home unfolds in the spacious lounge diner, offering a perfect setting for both relaxation and entertaining. Sliding doors gracefully extend the living space outdoors, inviting you to a delightful rear garden, where a blend of patio and lawn create an idyllic backdrop for outdoor activities.

Ascend to the first floor, where the master bedroom takes center stage with its en-suite, providing a private retreat within your

own home. Two additional bedrooms offer versatility and comfort, while a thoughtfully designed family bathroom caters to the needs of the household.

Outside, the front driveway provides off-road parking, ensuring convenience for busy lifestyles. The well-manicured garden at the rear is a haven of tranquility, featuring a delightful mix of patio and lawn, perfect for enjoying outdoor moments. A gate at the rear of the garden provides access to the garage, adding both practicality and security to your daily life.





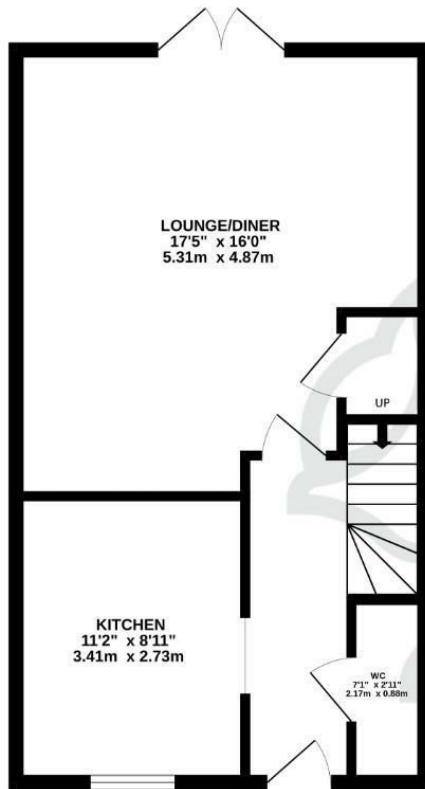




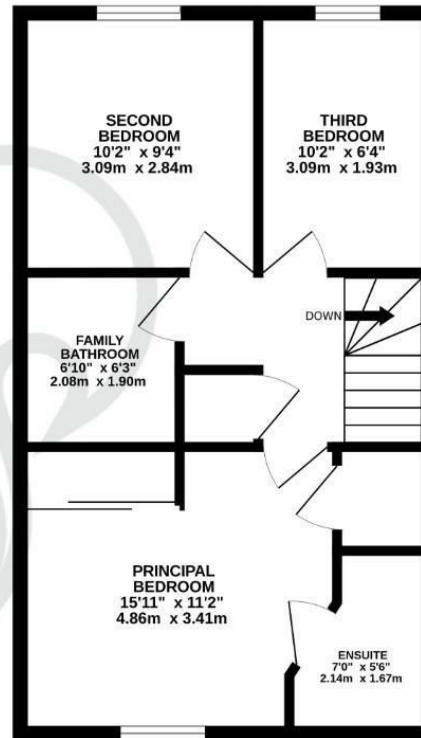




GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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:  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

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