

oakheart



£220,000

Offers Over
Fingringhoe Road, Colchester

Planning Reference: 231531 on Colchester City Council Planning Applications.

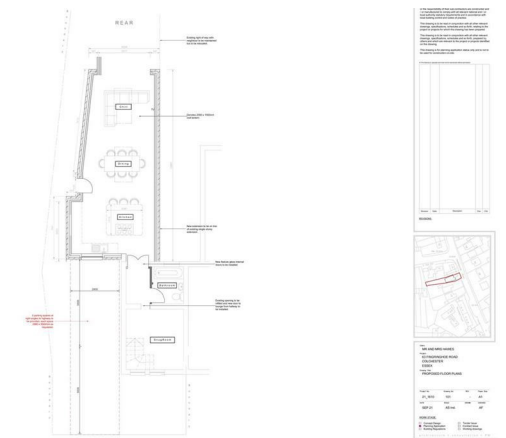
This three bedroom end of terrace home is ideally suited to someone who wishes to finish off a project to create a fantastic family home in Colchester, with convenient access of schools, Colchester City Centre & Colchester Town Station - offering direct trains into

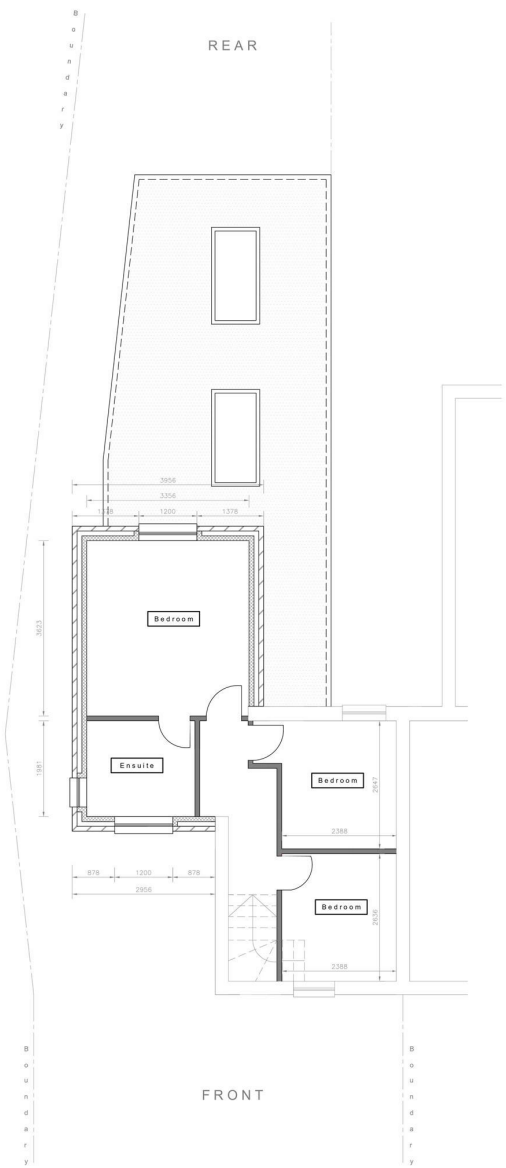
London Liverpool Street.

The current owners have taken what was originally a "two up two down" end of terrace house and put an extension on which now offers three bedrooms, two bathrooms, an open plan kitchen/dining area, potential utility room, a lounge area and a carport with further parking to the front.

The generous rear garden has a fully insulated detached summer house/office which is to remain.

For further information or to arrange a viewing, please give Oakheart Colchester a call on 01206 803308.





Do not scale from this drawing

This drawing has been prepared based upon survey and other information supplied by others.

All dimensions and labels are to be checked on site by contractors and inconsistencies reported immediately to Colchester Planning Services prior to works being undertaken.

Contractors are to ensure that all works under their responsibility or the responsibility of their sub-contractors are constructed and / or manufactured to comply with all relevant national and / or local authority statutory requirements and in accordance with local building control and codes of practice.

This drawing is to be read in conjunction with all other relevant drawings, specifications, schedules and so forth, relating to the project or projects for which this drawing has been prepared.

This drawing is to be read in conjunction with all other relevant drawings, specifications, schedules and so forth, prepared by others and which are relevant to the project or projects identified on this drawing.

This drawing is for planning application status only and is not to be used for construction on site.

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Revision	Date	Description	Drawn	Checked
REVISIONS:				



Client: MR AND MRS HAWES
 Project: 63 FINGRINGHOE ROAD COLCHESTER ESSEX
 Drawing Title: PROPOSED FLOOR PLANS

Project No.	Drawing No.	REV.	Page No.
21_1610	101	-	A1

DATE	SCALE	DRAWN	CHECKED
SEP 21	AS Ind.	AF	

WORK STAGE:

<input type="checkbox"/> Concept Design	<input type="checkbox"/> Tender Issue
<input checked="" type="checkbox"/> Planning Application	<input type="checkbox"/> Contract Issue
<input type="checkbox"/> Building Regulations	<input type="checkbox"/> Working drawings

ARCHITECTURE + CONSULTATION + PM

1 Proposed First Floor Plan
1:50





1 Site Block Plan
1:500

Client: MR AND MRS HAWES
 Project: 63 FINGRINGHOE ROAD
 COLCHESTER
 ESSEX
 Drawing Title: SITE BLOCK PLAN

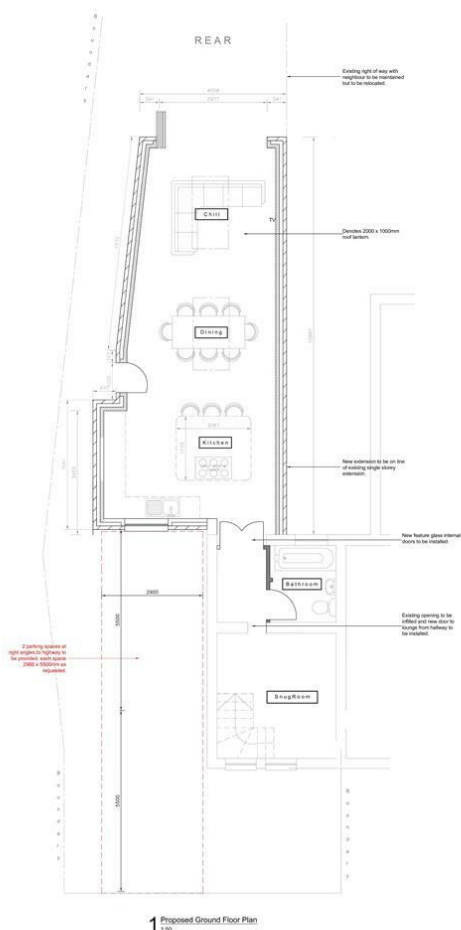
Project No.	Drawing No.	REV.	Paper Size
21_1610	100	-	A4
DATE	SCALE	DRAWN	CHECKED
AUG 21	1:500		AF

WORK STAGE:

<input type="checkbox"/> Concept Design	<input type="checkbox"/> Tender Issue
<input checked="" type="checkbox"/> Planning Application	<input type="checkbox"/> Contract Issue
<input type="checkbox"/> Building Regulations	<input type="checkbox"/> Working drawings

ARCHITECTURE • CONSULTING • PM





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The drawing has been prepared based upon surveying and other information supplied by others.

All dimensions and levels are to be checked on site by the contractor and confirmed with the relevant authority. Colchester Planning Services prior to works being undertaken.

Contractors are to ensure that all works under their responsibility are in accordance with the relevant building regulations and standards and that all works are completed in accordance with the relevant building regulations and standards.

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1:50

Room	Area	Volume	Area	Volume
RESIDENCE				
Living				
Dining				
Kitchen				
Bedroom				
Bathroom				
Storage				
Hallway				
Front Porch				
Back Porch				
Garage				
Driveway				
Other				



MR AND MRS HARRIS
 Plot No. 101
 53 FINGERSHIDE ROAD
 COLCHESTER
 ESSEX
 Town No. 101
 PROPOSED FLOOR PLANS

Project No.	Drawing No.	Rev.	Issue Date
21_1610	101	-	A1
SEP 21	AS Iss.		AF

WORK STAGE

<input type="checkbox"/> Concept Design	<input type="checkbox"/> Tender Issue
<input type="checkbox"/> Planning Application	<input type="checkbox"/> Construction
<input type="checkbox"/> Building Regulations	<input type="checkbox"/> Working Drawings



Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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