

oakheart

£625,000

Asking Price  
Maldon Road, Colchester

Step into the refined elegance of this five-bedroom semi-detached residence built in 1903, proudly positioned on the prestigious Maldon Road. Boasting just under 2,200 sq ft of internal accommodation, this home represents a harmonious blend of timeless character and modern comfort. Situated strategically, it offers unparalleled convenience with access to high-performing schools, proximity to

Colchester City Centre, and seamless connectivity to major transport links, including the A12 and Colchester Station, providing swift access to London Liverpool Street.





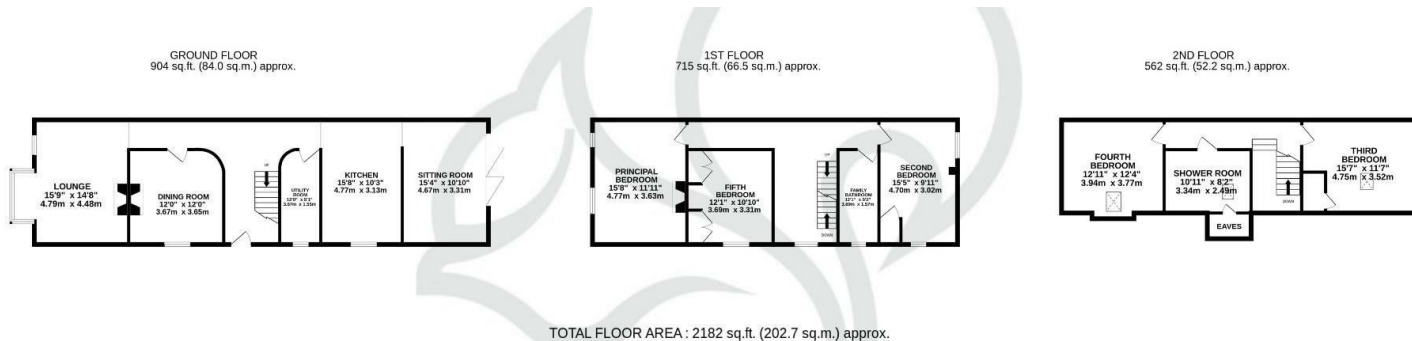




Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E



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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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	

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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