

oakheart

£290,000

Offers In Excess Of  
Littlebury Gardens, Colchester



Situated in Old Heath at the bottom of the sought after and quiet cul-de-sac, Littlebury Gardens. This 3 bedroom semi-detached house offers an exciting renovation project for those seeking to put their own stamp on a property. While in need of modernization throughout, the spacious interior layout and generous plot size provide a blank canvas to create your dream home.

As you step inside, you are greeted by a cozy lounge, a well-appointed kitchen, and a separate dining room, perfect for hosting gatherings with family and friends. Upstairs, you will find three inviting bedrooms and a family bathroom.

One of the standout features of this property is its large garden, providing a tranquil outdoor space

where you can relax and unwind. There is also driveway & roadside parking. Also, a brick built outbuilding/garage with an inspection pit.

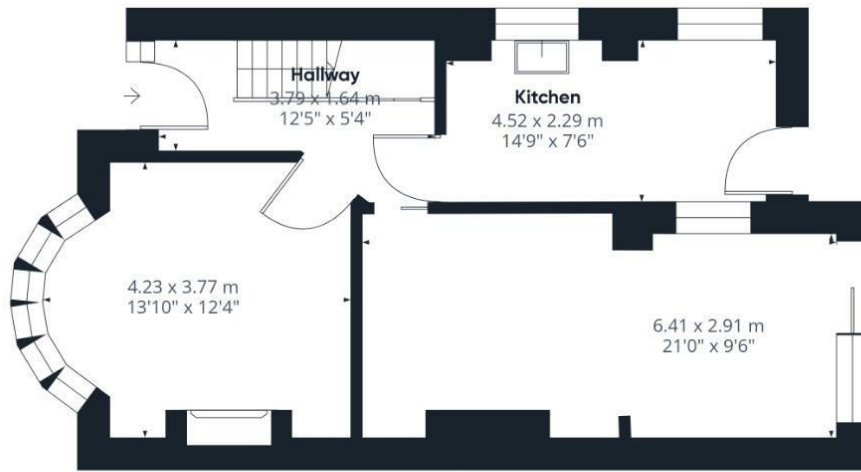
Agents Note: There is also an additional, separate garage and a plot of land at the bottom of the garden, both subject to a separate negotiation from the purchase of the house.



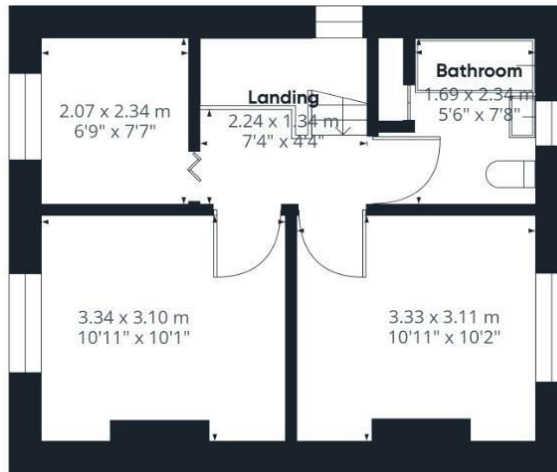








Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
84.42 m<sup>2</sup>  
908.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<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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