

oakheart



£1,500

Tall Trees, Colchester

A well presented three-bedroom semi-detached house located in the sought-after area of Mile End. Situated close to excellent local schools, transport links and a range of amenities, this property is perfect for families and professionals alike.

As you step inside, you'll be greeted by an entrance hall with downstairs WC, a spacious lounge with a dining area, providing the perfect space to relax and entertain

guests. The large windows allow plenty of natural light to flood in, creating a bright and welcoming atmosphere. The galley kitchen is well-appointed and comes equipped with some appliances.

Upstairs, you'll find two spacious double bedrooms, each offering ample storage space for all your belongings. There is also a comfortable single bedroom, perfect for use as a home office or study. The modern

bathroom is finished to a high standard and features a shower over the bath.

The property also benefits from a private driveway providing off-street parking and an enclosed rear garden, perfect for outdoor entertaining and al fresco dining in the summer months. Offered unfurnished and available from the end of July. Call the Oakheart lettings team for further information.











Ground Floor




Floor 1

Local Authority:

Tenure:

Council Tax Band:

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.

Oakheart Lettings - Colchester  
01206 803 303  
lettings@oakheartproperty.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**