

oakheart



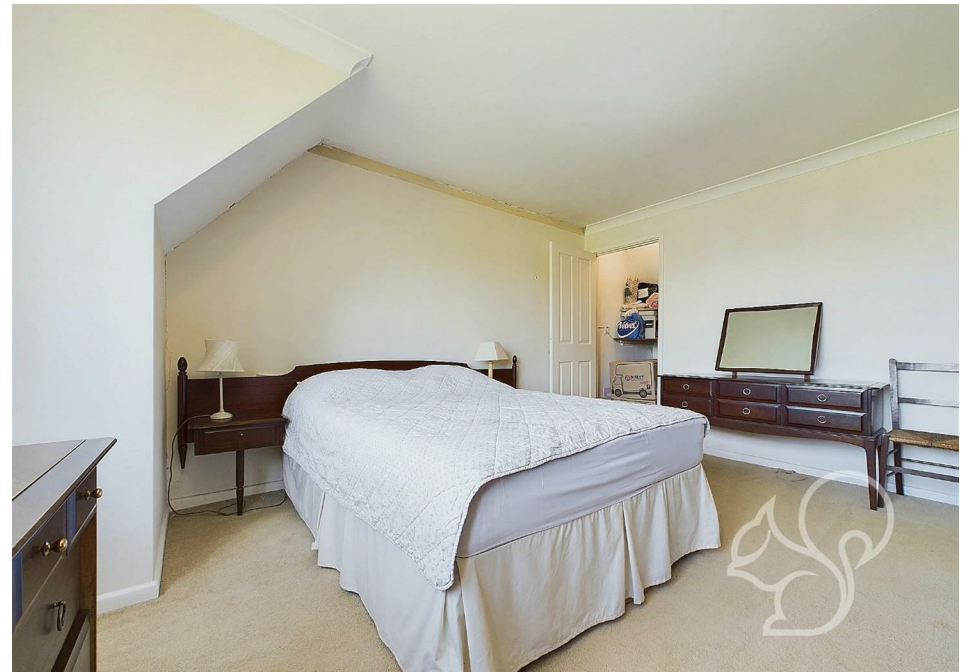
£500,000

Guide Price
Blackberry Road, Stanway



Guide Price: £500,000 - £525,000

Situated in the highly desirable area of Stanway, this charming three-bedroom, two-bathroom detached family home is being offered for sale for the very first time. Owned and lovingly maintained by the same family since it was built, the property is now available with no onward chain, providing a fantastic opportunity for new owners to make it their own.



















Ground Floor



Floor 1

Approximate total area⁽¹⁾

145.9 m²

1570.5 ft²

Reduced headroom

1.86 m²

20.04 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

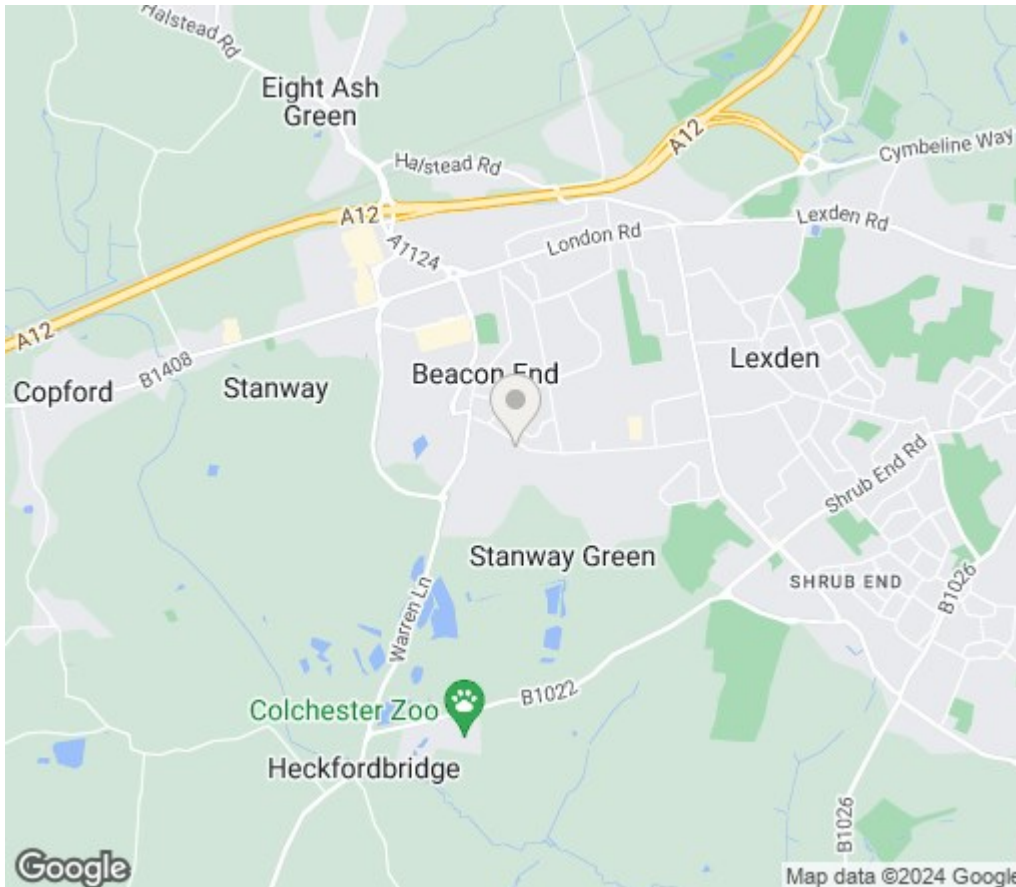
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E



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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