

oakheart

£250,000

Guide Price
Adelaide Drive, Colchester



Guide Price: £250,000 - £260,000.

Situated in the desirable South Colchester area, this spacious three-bedroom semi-detached home offers convenient access to schools, local amenities, and transport links.

Upon entering the ground floor, you are greeted by an entrance lobby leading into a welcoming lounge, which features a staircase and French doors that open to the rear garden. The well-appointed kitchen is perfect for culinary enthusiasts. Additionally, the ground floor includes a third bedroom, complete with a convenient W.C. and wash hand basin.

On the first floor, the landing provides access to the loft space. The principal bedroom includes an over-stairs cupboard for extra storage, while the second bedroom also features over-stairs storage. The modern family bathroom is equipped with a panel bath and an overhead shower, ensuring comfort and style.

The outside space of this home is equally impressive. The rear garden boasts a paved patio, circular lawn, flower and shrub borders, and a storage shed. The front driveway offers ample off-road parking for multiple vehicles.





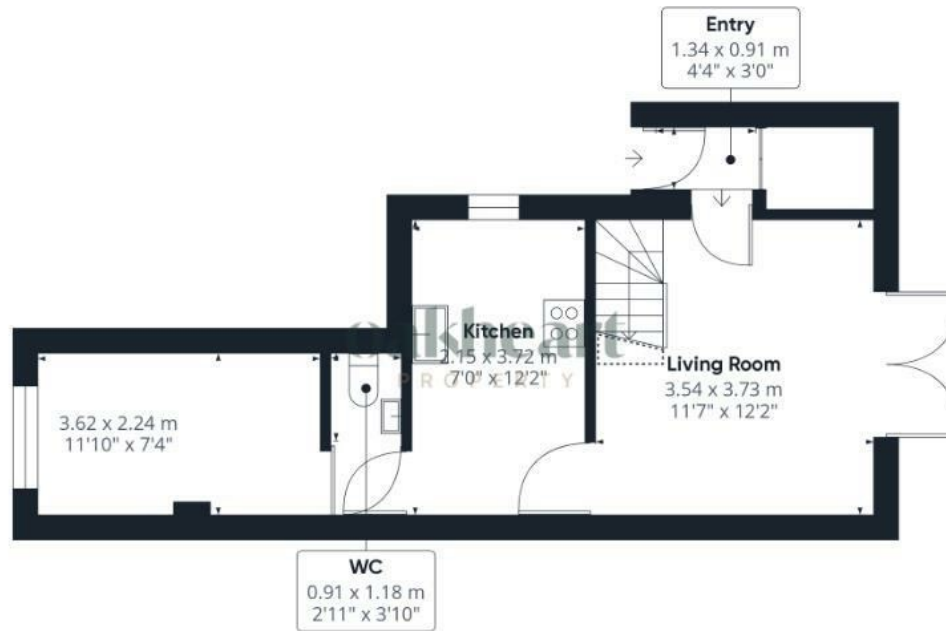












Ground Floor



Floor 1

Approximate total area⁽¹⁾

61.08 m²
657.45 ft²

Reduced headroom

0.98 m²
10.57 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

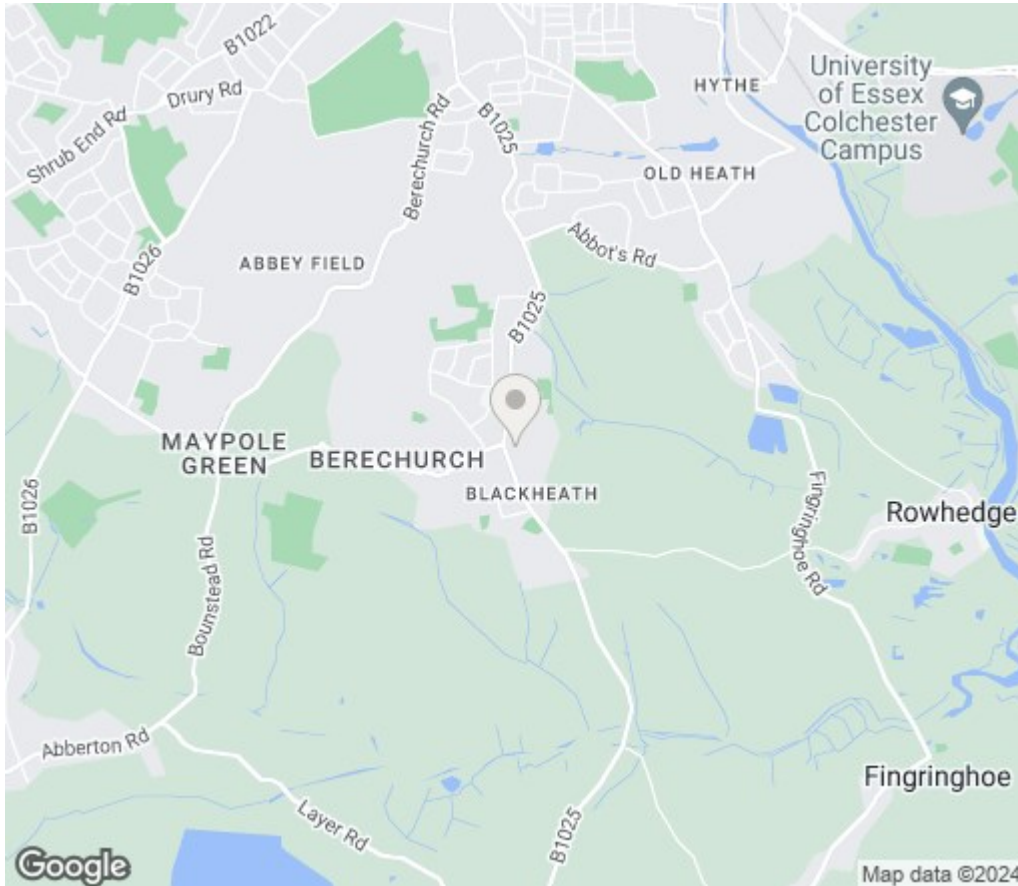
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(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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Oakheart Colchester

01206 803 308

colchester@oakheartproperty.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ