



£400,000

Guide Price
Heath Road, Colchester



Guide Price: £400,000 - £425,000

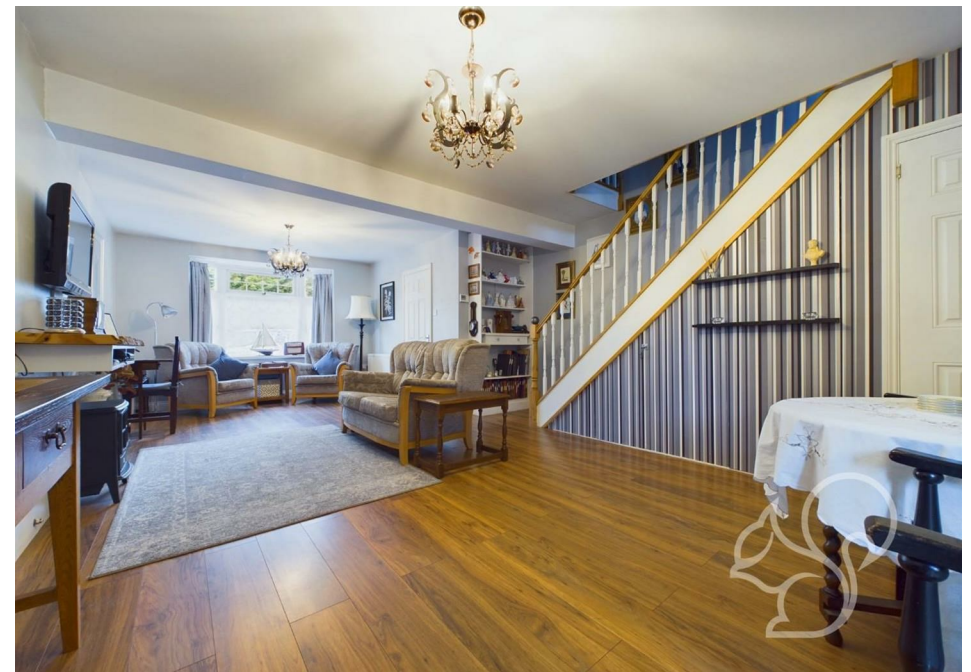
Welcome to this delightful 3-bedroom semi-detached property, ideally situated in the sought-after area Lexden Colchester. This inviting home offers a perfect blend of traditional charm and modern living, making it an excellent choice for families or anyone seeking a comfortable and stylish residence.

The ground floor features an initial entrance hall with storage ideal for coats/shoes leading into a spacious living room with a beautiful bay window that floods the room with natural light. A feature fireplace adds a touch of elegance and warmth, creating a cosy atmosphere for relaxation and entertaining, also offering an abundance of storage. Leading from the living room is a well-appointed kitchen, complete with a utility area and a convenient W/C, furthermore, a large walk-in Larder, designed for functionality to make everyday tasks easy and efficient. Adjacent to the kitchen is a charming dining room, perfect for family meals and gatherings, with double doors that open into a versatile sunroom. This sunroom, bathed in natural light, offers direct access to the mature rear garden through further double doors, providing a seamless connection to the outdoors.

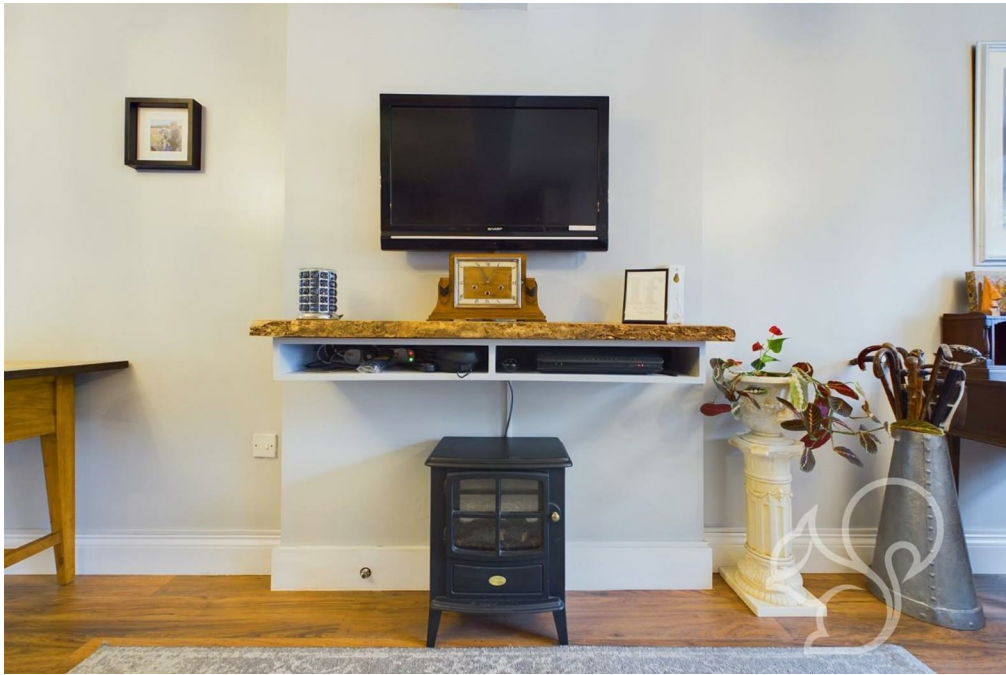
The first floor comprises three well-proportioned bedrooms, each offering a comfortable retreat for family members or guests. A family bathroom with modern fixtures and fittings and further storage, as well as a separate shower room completing the first floor.

The property boasts a mature rear garden extending over 100ft in length, split into 70ft of garden and 30ft of allotment providing endless opportunities for gardening and entertainment. A driveway to the front of the property offers ample parking for multiple cars, furthermore a private road, back access to further parking at the rear of the property with carport

This charming home combines character features with modern amenities, set in a desirable location with excellent access to local amenities, schools, and







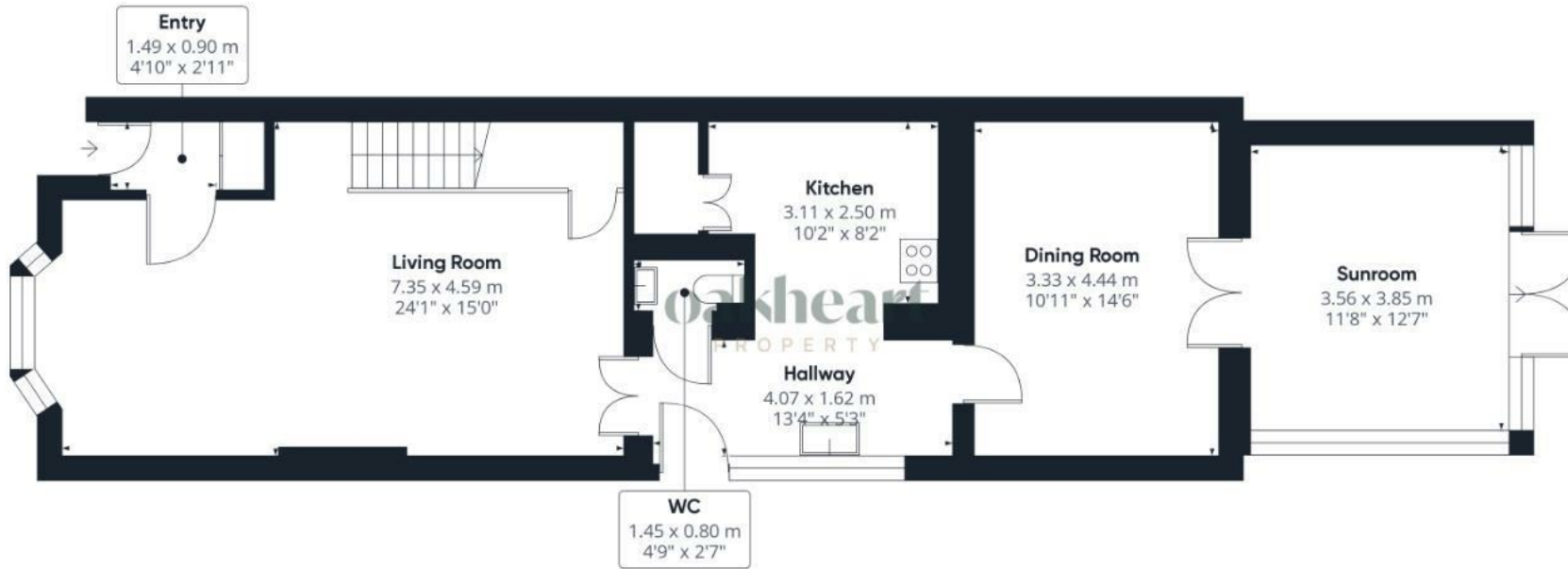












Ground Floor



Floor 1

Approximate total area⁽¹⁾
121.87 m²
1311.82 ft²

(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:
Colchester

Tenure:
Freehold

Council Tax Band:
C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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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