

oakheart



£200,000

Offers In Excess Of
Nunns Road, Colchester

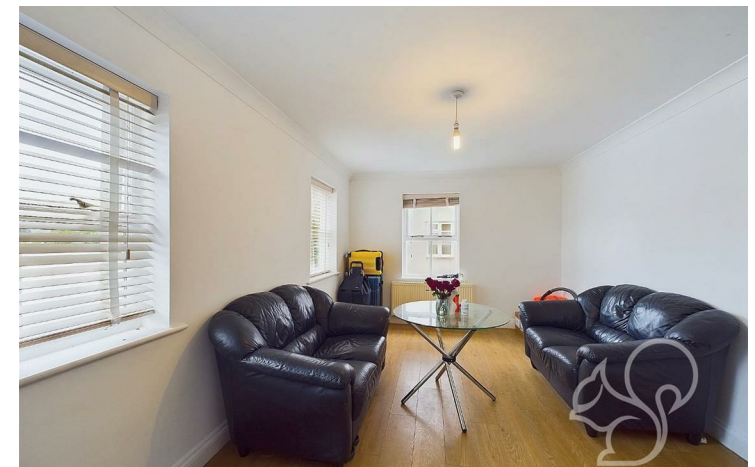
Investment Opportunity:

This three/four duplex apartment is located in the heart of Colchester's town centre with an abundance of local amenities and convenient access to Colchester North Station for direct train links. Benefitting from well-presented and spacious accommodation, the property further boasts

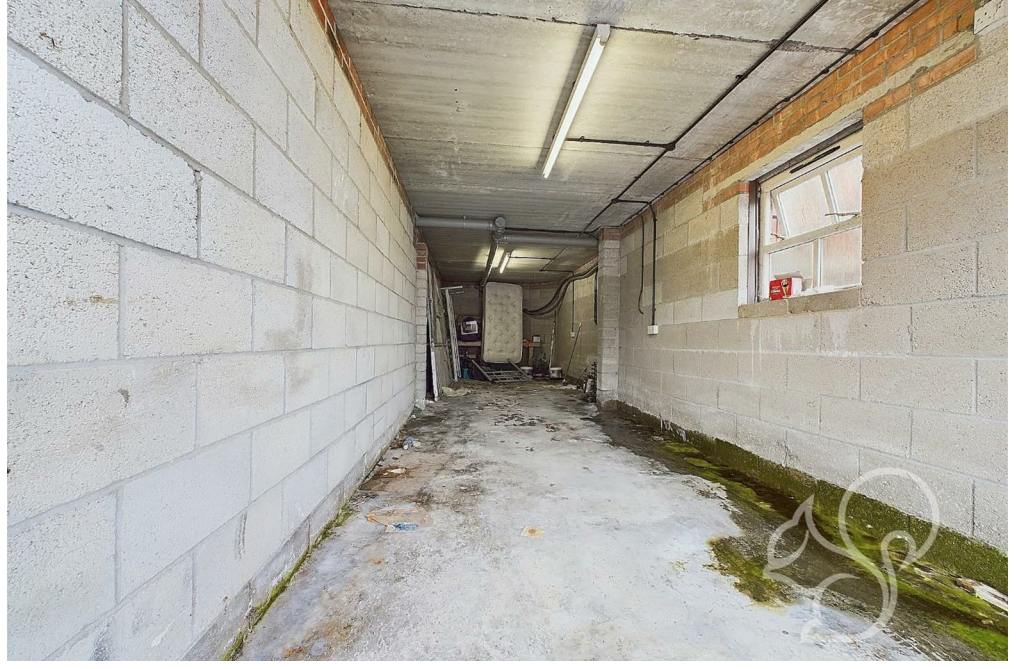
allocated parking to the rear with a garage featuring up and over the door as well as power and light connection.

Comprising of two levels, the fitted kitchen provides a range of wood units, inset sink, and integral oven as well as plenty of space for appliances. The well-proportioned lounge neighbours a dining room,

hosting the potential for a fourth bedroom, directly opposite a WC. Down to the basement level are the three good-sized bedrooms, as well as the white three-piece bathroom suite, benefitting from a bath with shower fixture.











Ground Floor



Floor 1

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Approximate total area^m

82.01 m²
882.75 ft²

Reduced headroom

1.38 m²
14.85 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:
Leasehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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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