

oakheart

£1,750 Per Month

Per Month
Battalion Walk, Colchester



Situated close to the heart of Colchester Town, is this four-bedroom detached house. Nearby to an abundance of amenities the town offers including retail, food, and entertainment. Within a short distance to the Colchester Town Station and easy access to the A12 for major city links.

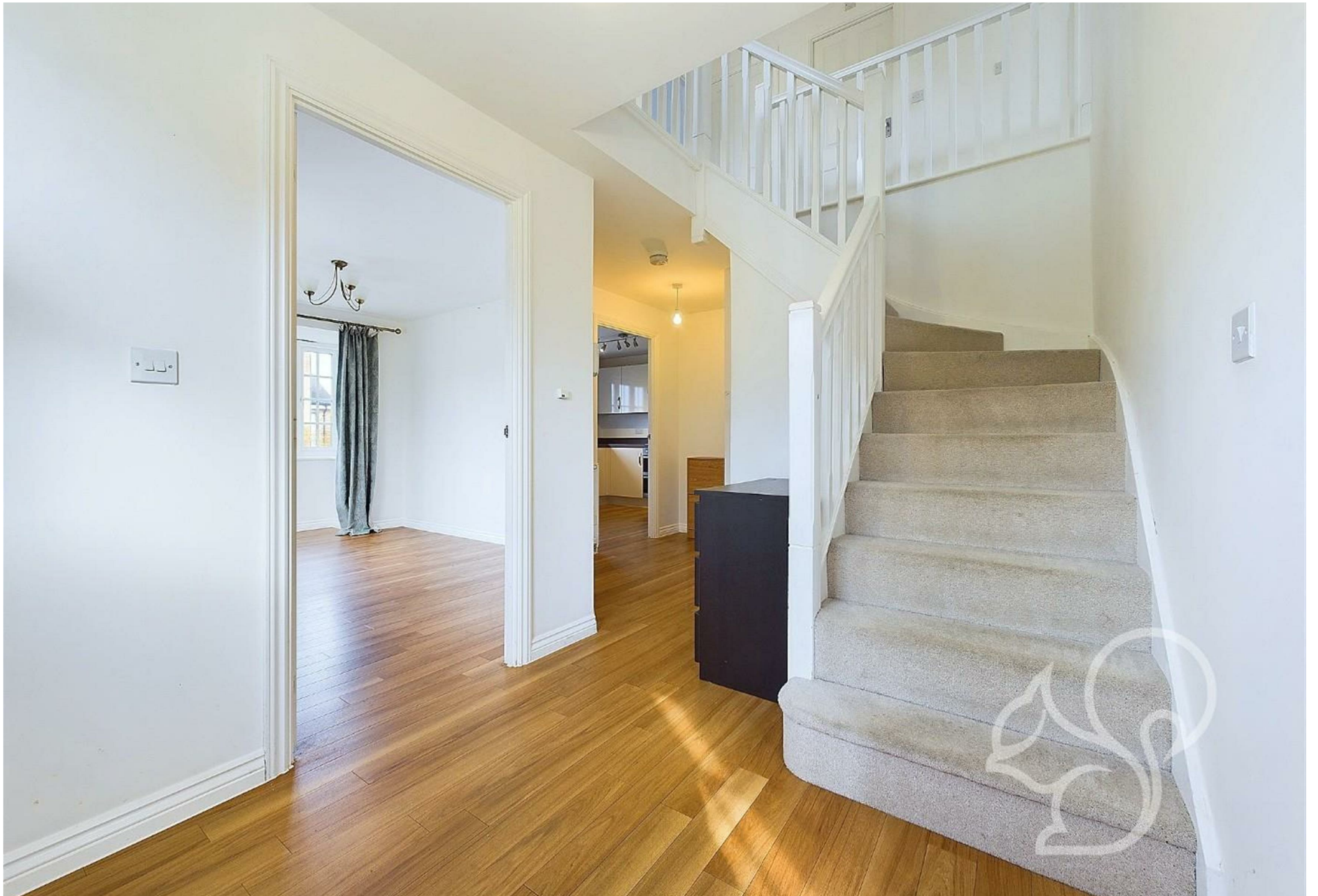
Well presented and spacious throughout, the accommodation offers an entrance hall leading to a

generous lounge with double doors to the rear garden. The property boasts a separate dining room with a large bay window providing plenty of light. The well-fitted kitchen with plenty of modern white units and integrated appliances, linking to a utility room with additional units and a further sink unit. The ground floor also boasts under-stair storage and a downstairs W.C. The first floor comprises of the master bedroom which benefits from an en-suite shower room, as well as the

good-size second, third and fourth bedrooms. The family bathroom provides a neutral and white three-piece suite including a bath with a shower unit.

Enclosed and generous in size, the rear garden provides lawn with a patio area. Ideal for outdoor dining and seating. Call Oakheart Lettings today for further information!







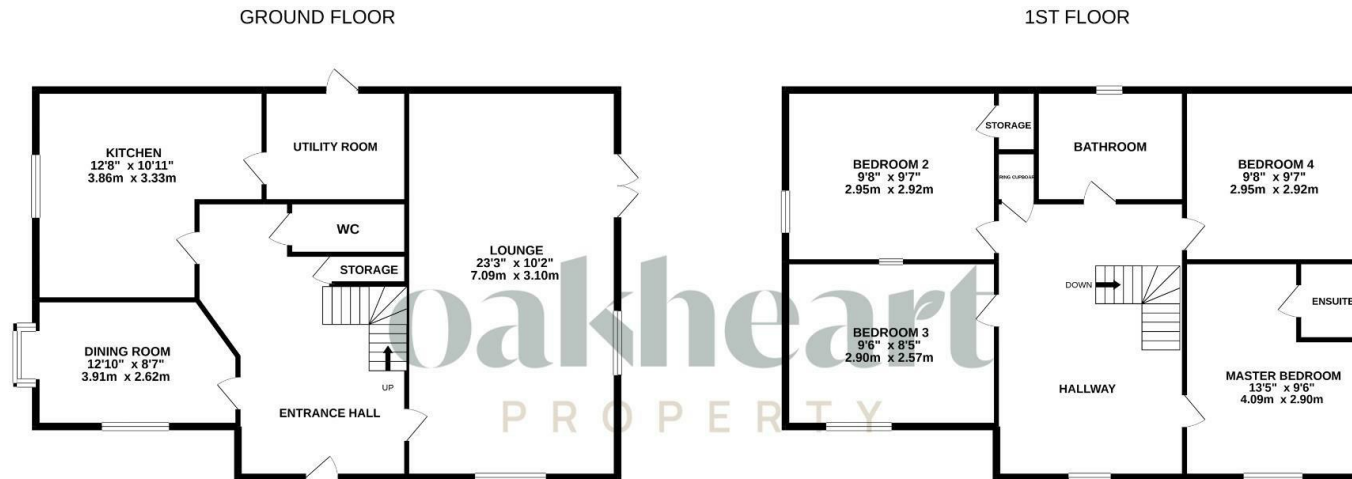


Local Authority:

Tenure:

Council Tax Band:

E



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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