

oakheart

£325,000

Guide Price

Prince Philip Road, Colchester



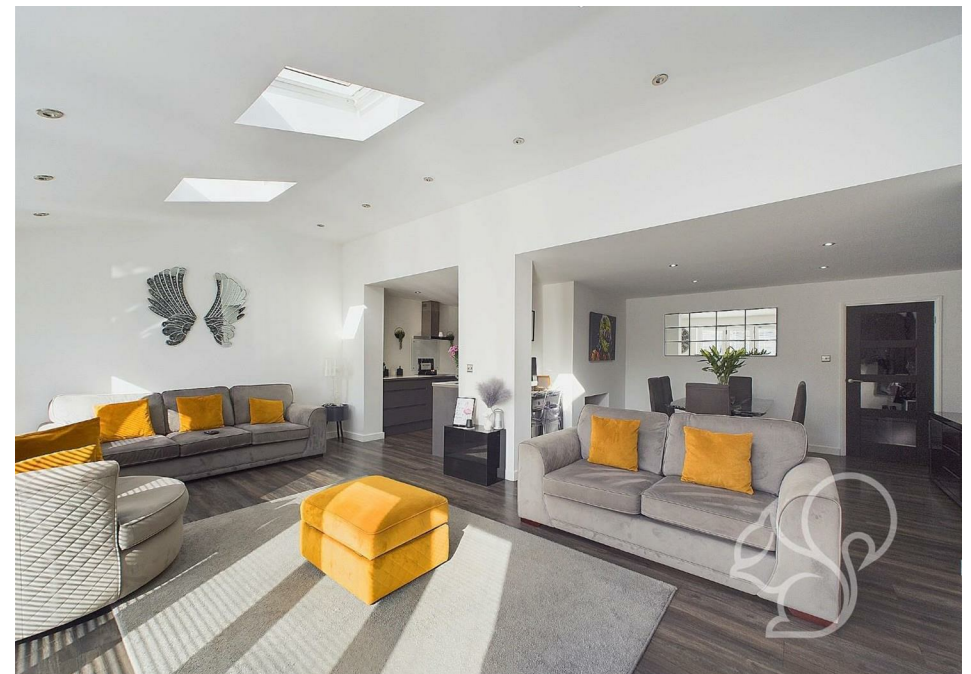
Guide Price: £325,000 - £350,000.

A modern and extended three-bedroom end-of-terrace family home, ideally situated in the sought-after South Colchester area. This beautifully updated property offers easy access to local schools, a variety of amenities, and excellent transport links, making it the perfect home for a growing family.

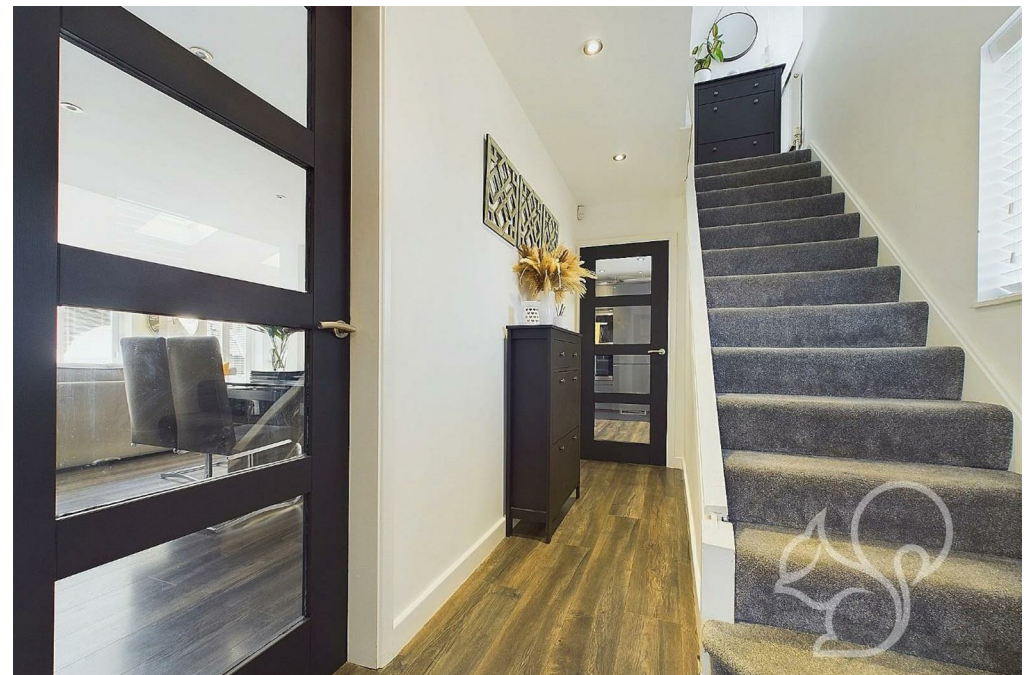
Step inside to find a welcoming entrance hall leading to a modern, open-plan living space. The heart of the home is an impressive single-storey extension, offering a light and airy dining and living area, complete with a striking skylight ceiling and bi-fold doors that open seamlessly to the rear garden. The contemporary kitchen boasts an abundance of worktop and cupboard space, ideal for home cooking and entertaining.

The landing provides access to a storage cupboard and three well-proportioned bedrooms. There are two generous double bedrooms and a further single bedroom, perfect for use as a home office or nursery. The accommodation is completed by a stylish and modern family bathroom.

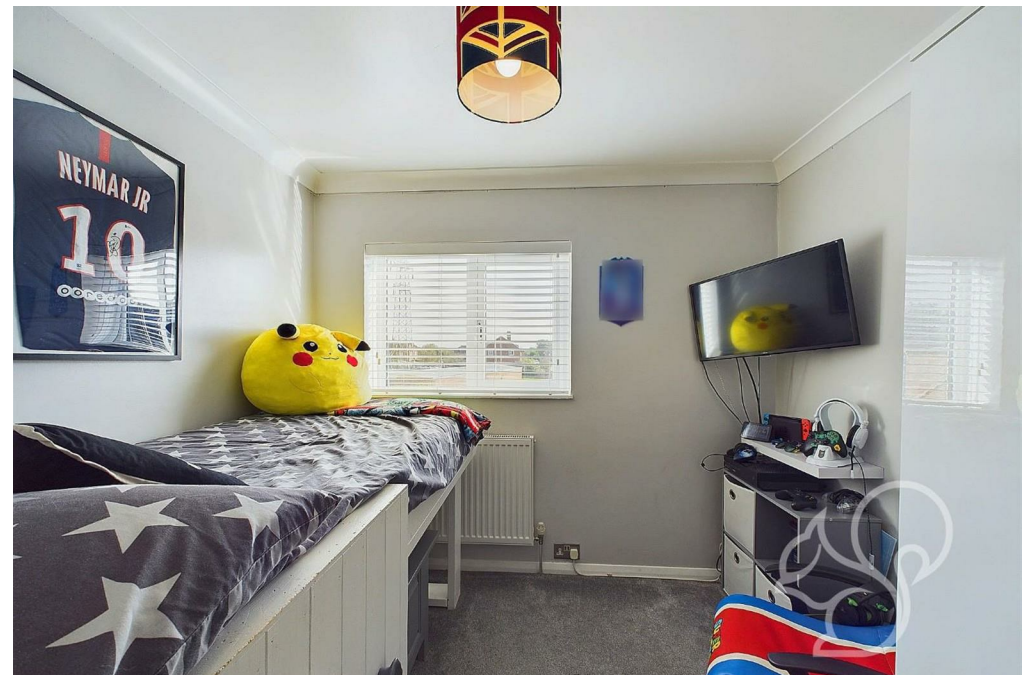
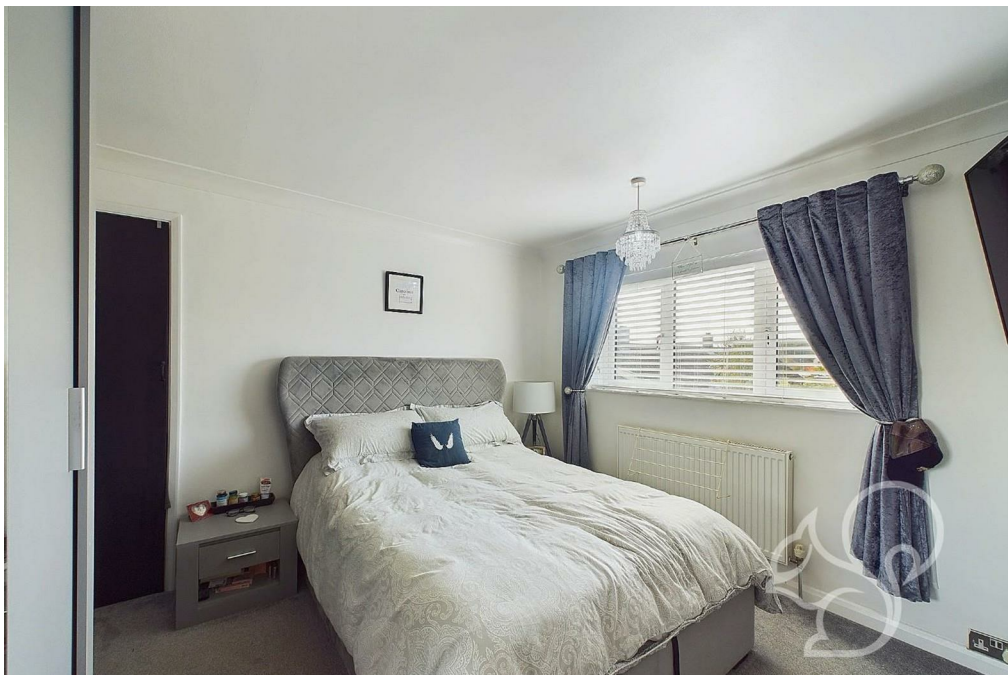
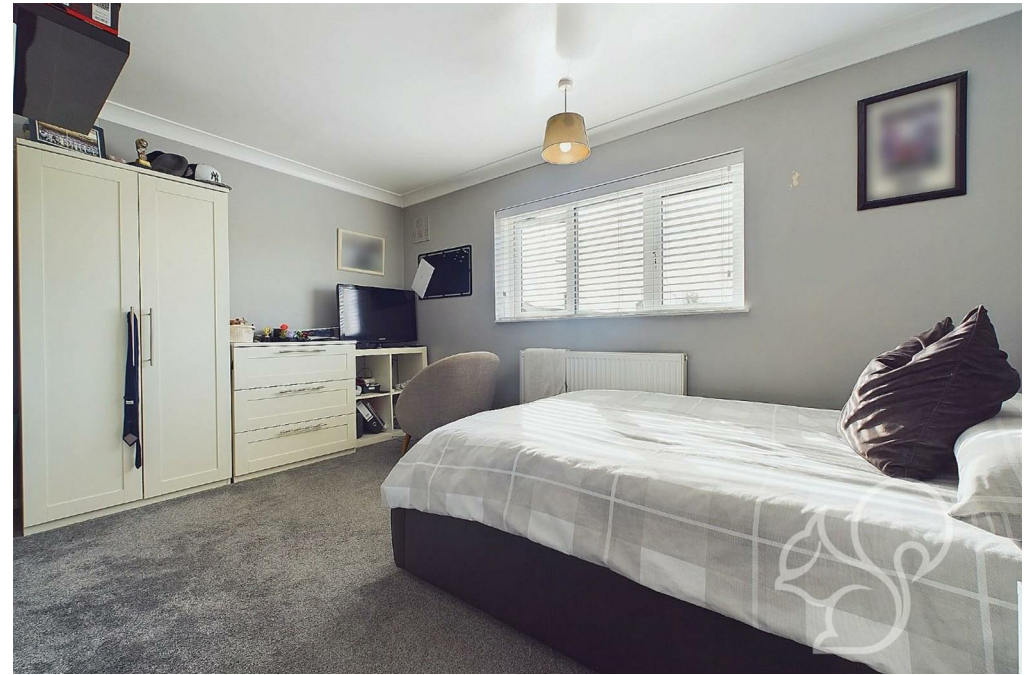
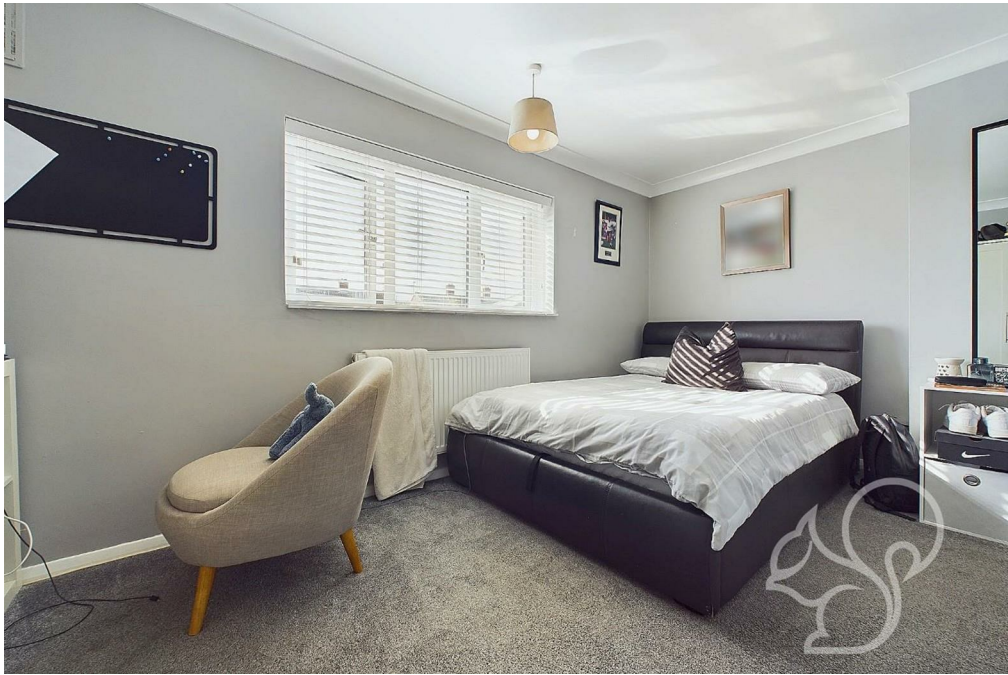
The property enjoys a good-sized enclosed rear garden, featuring an extended patio area for outdoor dining, low-maintenance artificial lawn, and a versatile outbuilding for additional storage or potential as a home office. There is side access and a front driveway providing ample off-road parking.



















Ground Floor



Floor 1

Approximate total area⁽¹⁾

98.28 m²
1057.88 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.

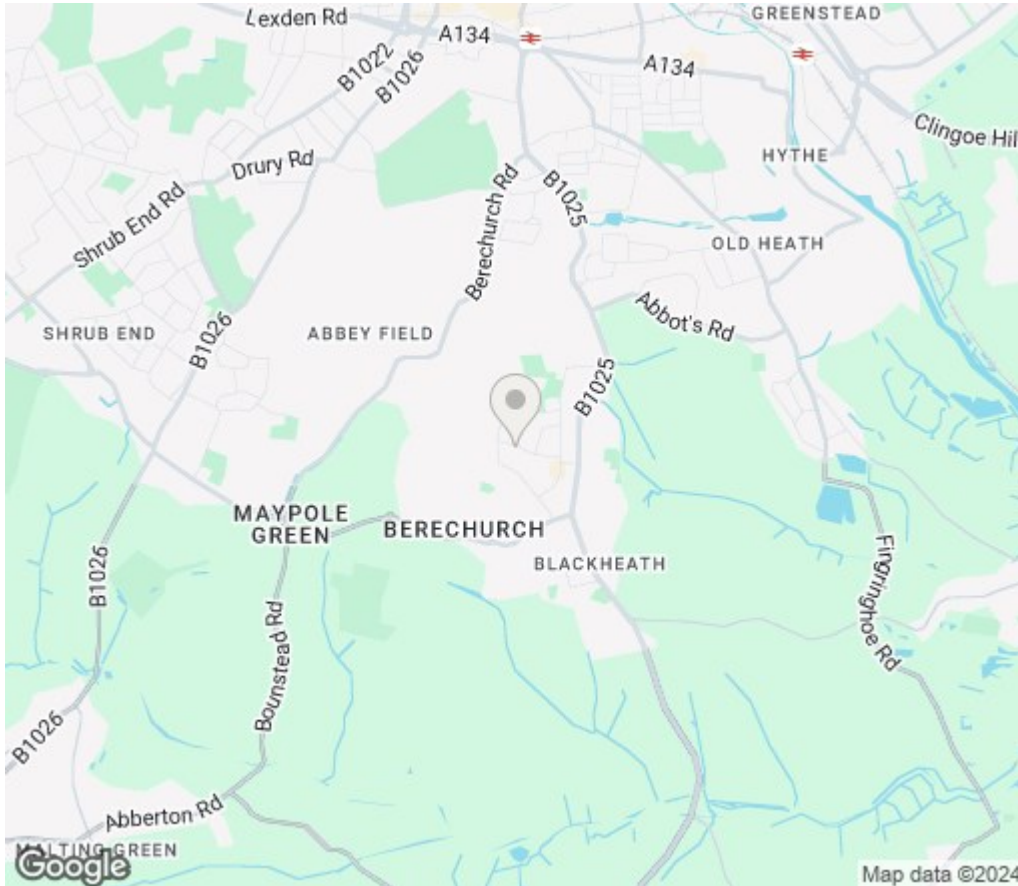
Calculations are based on RICS IPMS 3C standard.

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		
(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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