

oakheart

£300,000

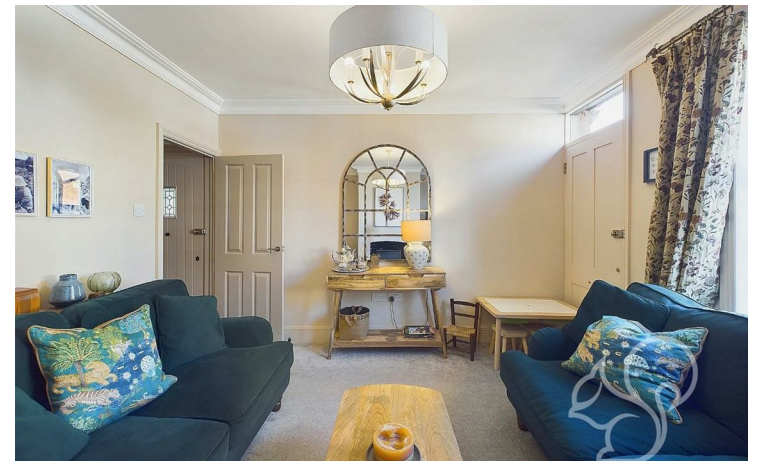
Guide Price  
Cromwell Road, Colchester



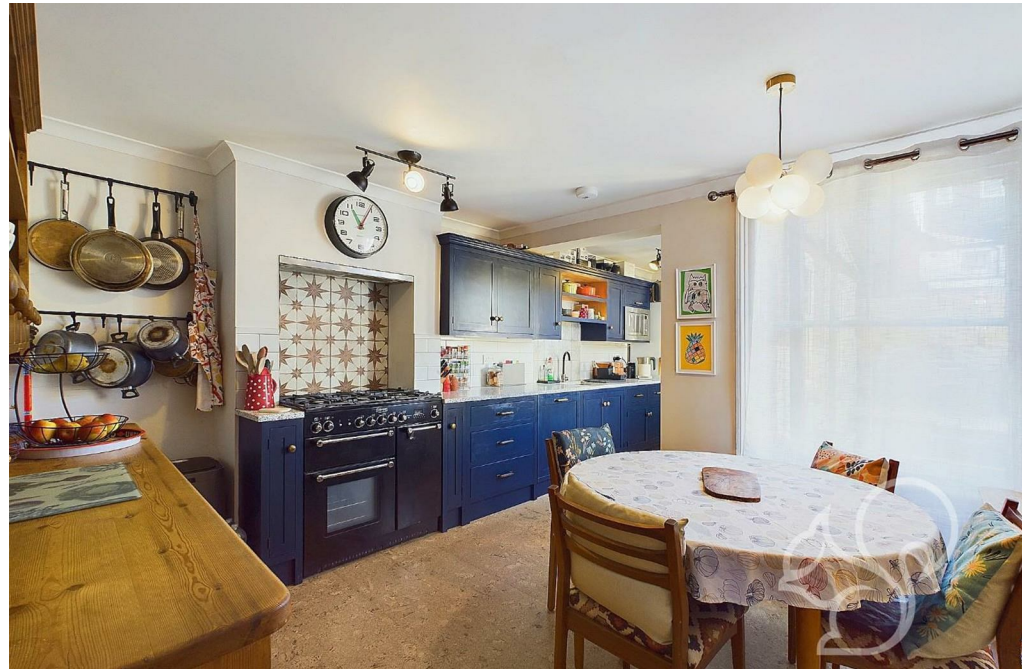
Offered with no onward chain at a Guide Price:  
£300,000 - £325,000.

Discover the perfect blend of space, charm, and modern convenience with this beautifully presented four-bedroom Victorian terrace home, offering generous accommodation across three floors. Situated within a highly sought-after area, it's just a

short stroll to local schools, Colchester City Centre, and Colchester Town Station, providing direct trains into London Liverpool Street—ideal for commuters.











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Approximate total area<sup>m</sup>

101.96 m<sup>2</sup>

1097.49 ft<sup>2</sup>

Reduced headroom

1.78 m<sup>2</sup>

19.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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.


GIRAFFE 360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

Oakheart Colchester  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

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