

oakheart

£500,000

Guide Price

Newcastle Avenue, Colchester



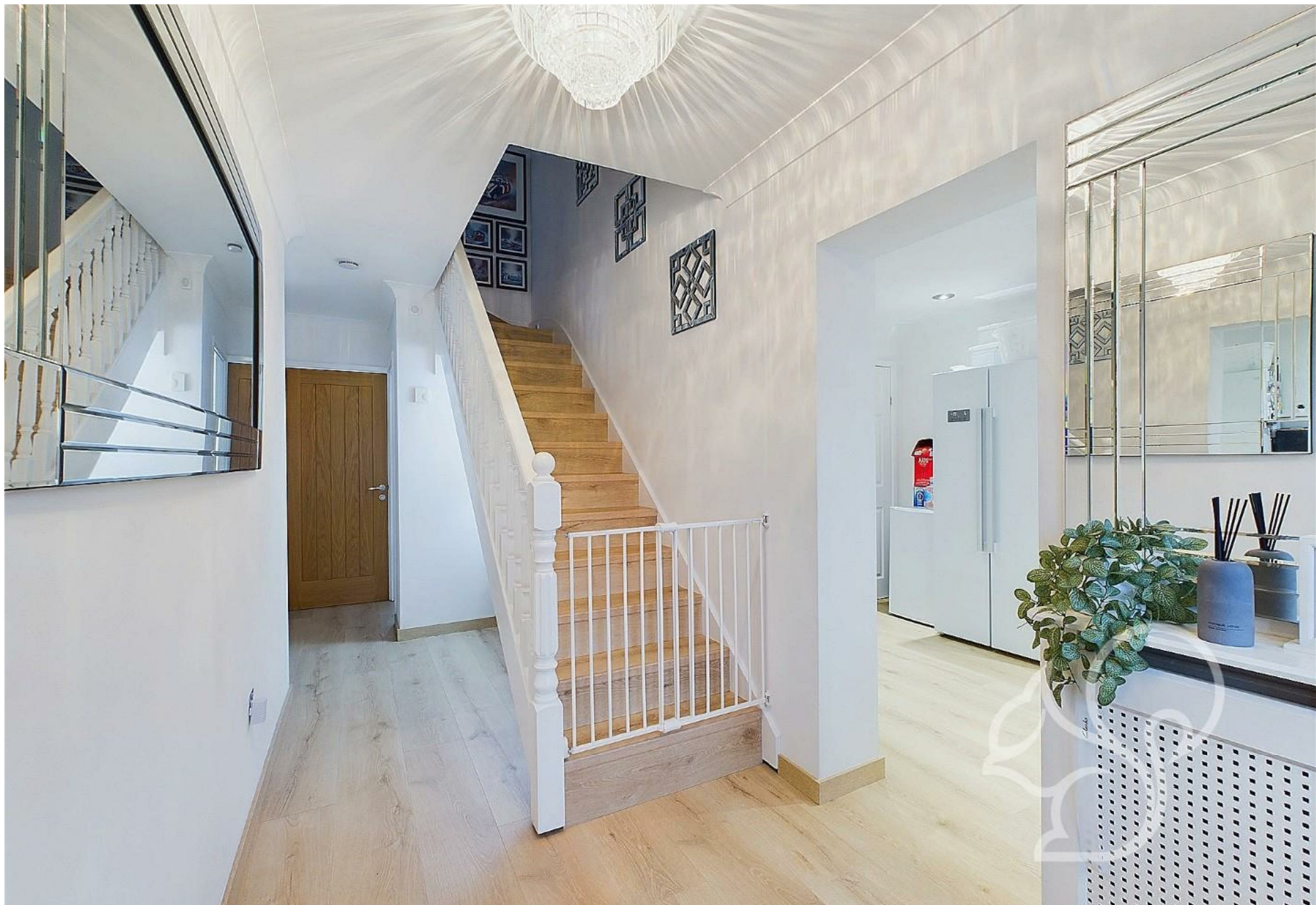
Guide Price: £500,000 - £525,000.

Located on the sought-after Newcastle Avenue in the prestigious Westlands area of Colchester, this exceptional four-bedroom, two-bathroom detached family home has been thoughtfully extended and beautifully presented to offer modern, spacious, and versatile living. Ideally positioned for families and

commuters alike, the property benefits from a bus stop just outside, providing easy access to Colchester City Centre. Additionally, it is within close proximity to a selection of high-performing schools, the popular Stane Retail Park, and excellent transport links, including the A12 and both Marks Tey and Colchester North Station, offering direct rail connections to London Liverpool Street in as little as 45 minutes.

















**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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