

oakheart



£500,000

Guide Price

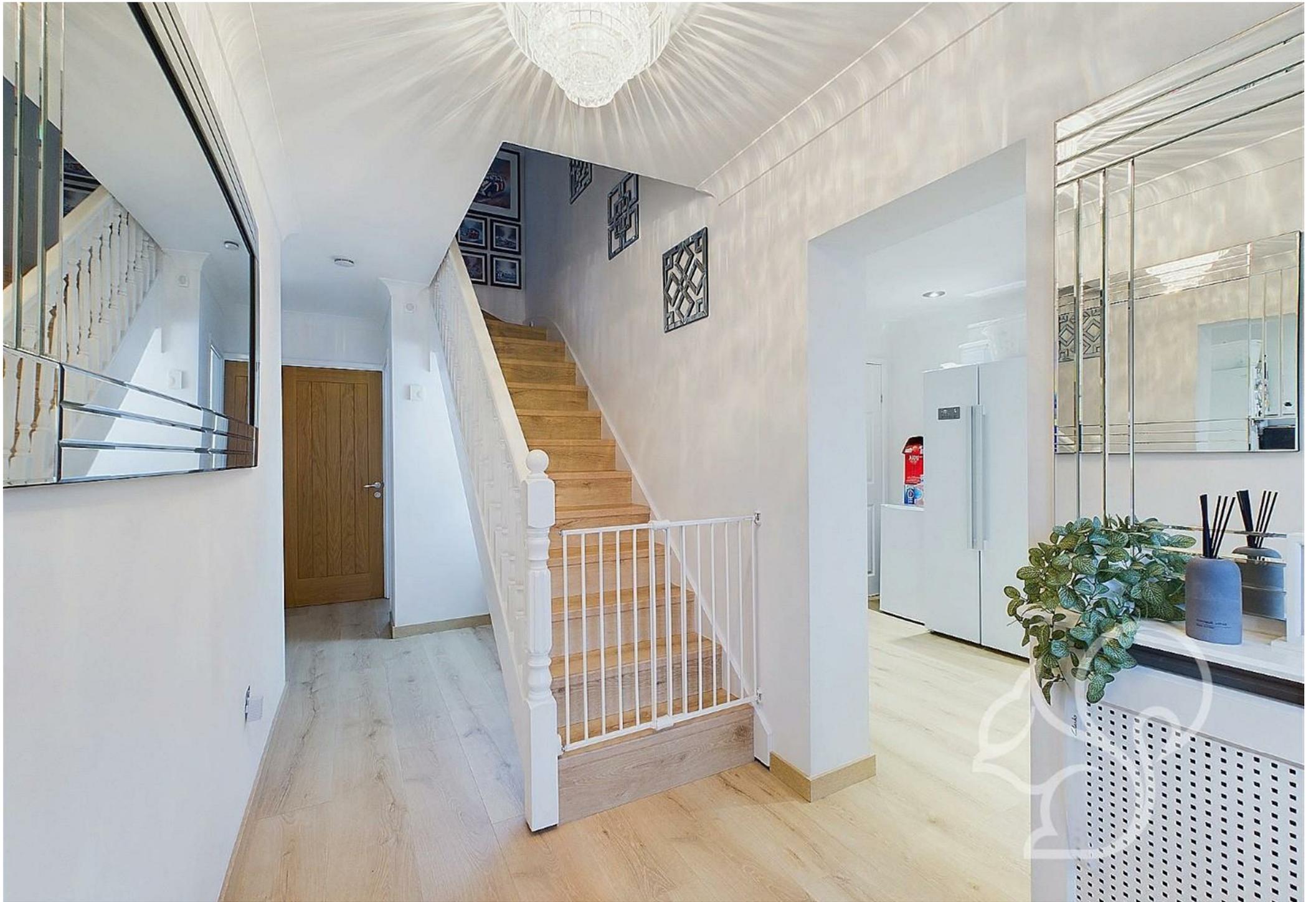
Newcastle Avenue, Colchester

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

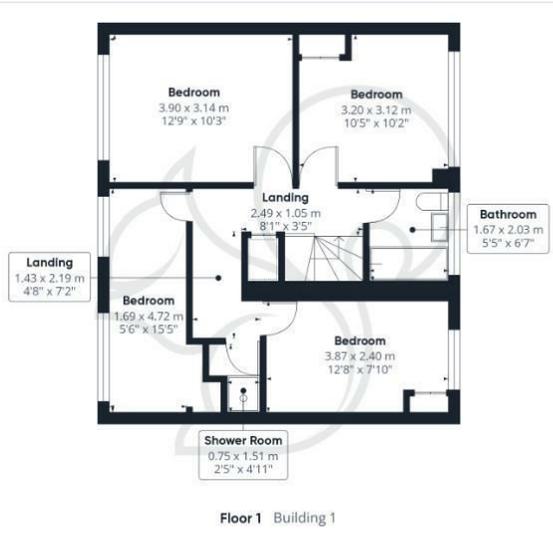
commuters alike, the property benefits from a bus stop just outside, providing easy access to Colchester City Centre. Additionally, it is within close proximity to a selection of high-performing schools, the popular Stane Retail Park, and excellent transport links, including the A12 and both Marks Tey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











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**Approximate total area<sup>®</sup>**  
 140.98 m<sup>2</sup>  
 1517.5 ft<sup>2</sup>

**Reduced headroom**  
 1.55 m<sup>2</sup>  
 16.67 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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