

oakheart

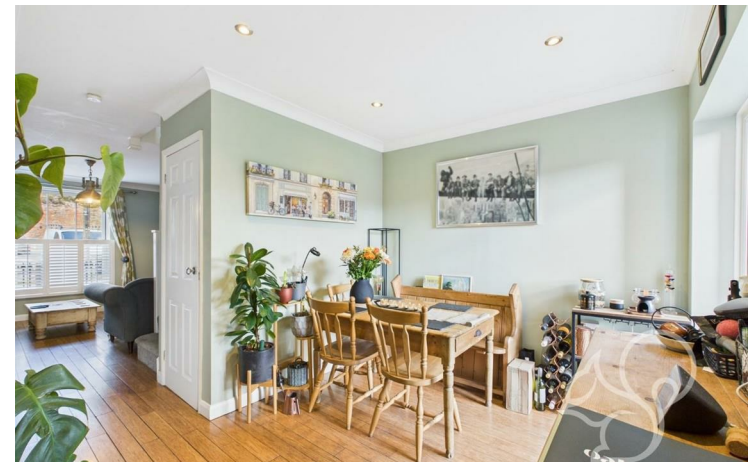
£375,000

Price Guide
Priory Street, Colchester

THE
DELL

GUIDE PRICE £375,000 - £400,000 Situated on the highly desirable Priory Street, this beautifully presented three-bedroom end-of-terrace home offers a rare opportunity to enjoy spacious city-centre living with the added benefit of a private driveway and garage—an exceptional find in this sought-after location. Positioned in the heart of Colchester, this home provides superb access to a

wealth of local amenities, including shops, restaurants, and cultural attractions, while also being within walking distance of Colchester Town Station, which offers direct train services to London Liverpool Street. This makes it an ideal home for professionals, small families and commuters alike.









Approximate total area⁽¹⁾

83.91 m²


903.2 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 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.

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	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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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