

oakheart

£325,000

Guide Price  
Sandpiper Close, Colchester

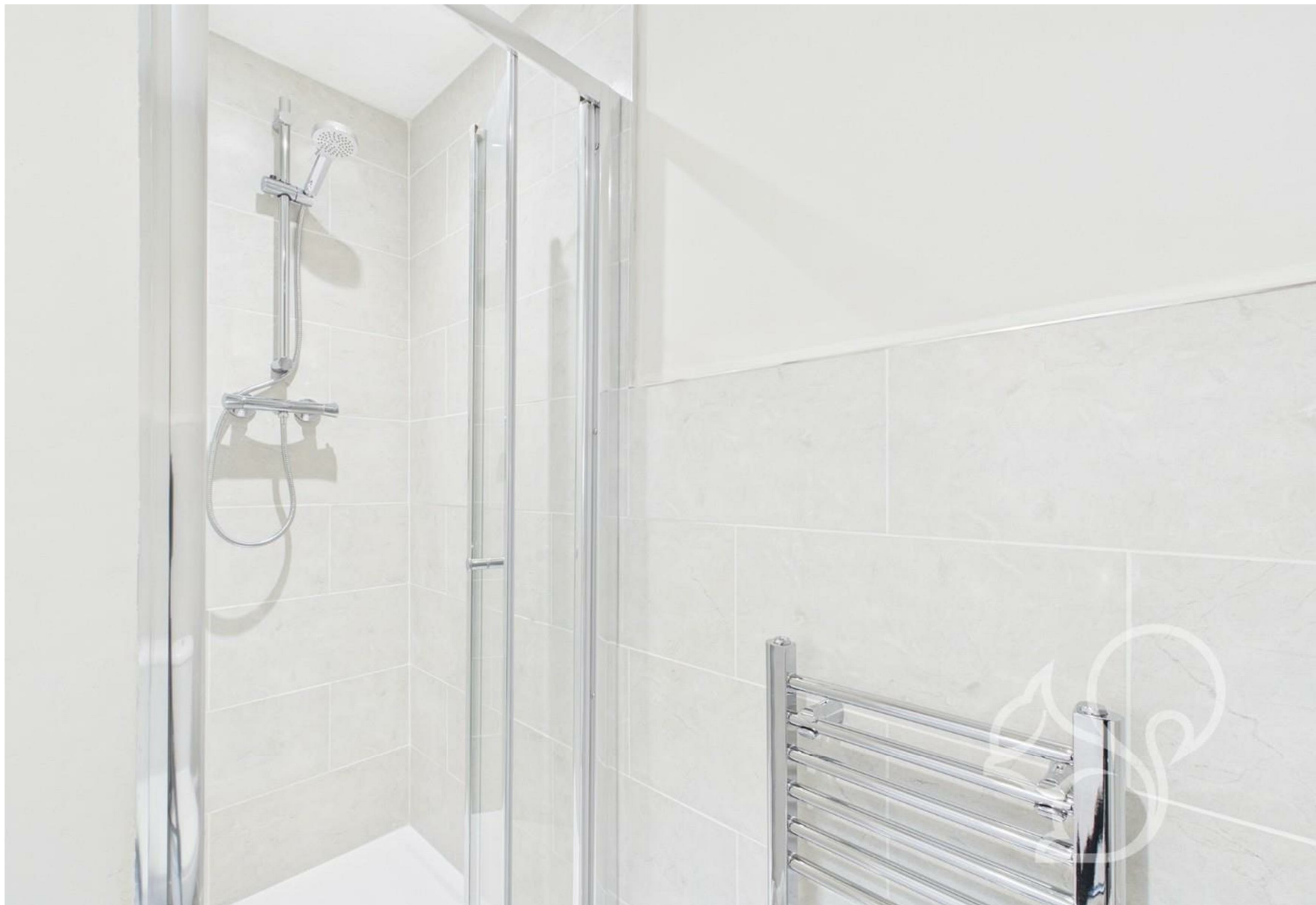




Guide Price: £325,000 - £350,000.

Situated in the highly desirable Longridge area of Colchester, this stunning three-bedroom, two-bathroom detached home has been fully renovated to a high standard, offering modern and stylish living throughout. With a brand-new boiler, windows, doors, and fuse board, this home is ready for its new owners to move straight in. The property also benefits from no onward chain, ensuring a smooth and hassle-free purchase.

























Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

90.92 m<sup>2</sup>

978.66 ft<sup>2</sup>

(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.

GIRAFFE360




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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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