

oakheart

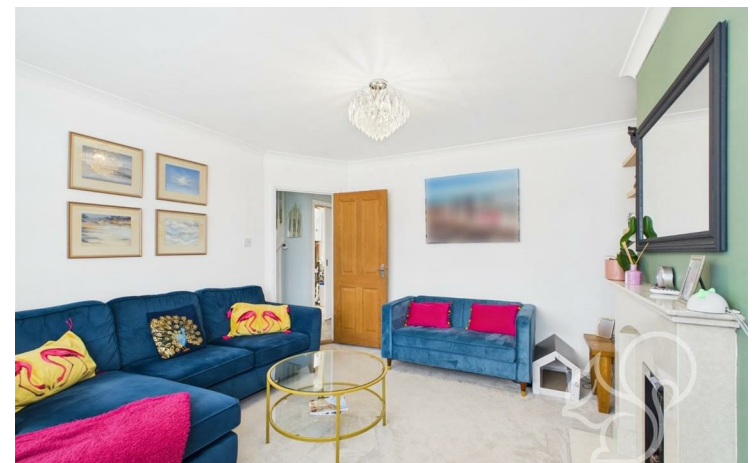
£495,000

Offers In Excess Of
Rainsborowe Road, Colchester

Situated on the ever-desirable Rainsborowe Road, this beautifully extended and substantially improved four-bedroom, two-bathroom semi-detached family home offers an exceptional standard of living across three meticulously designed floors. Thoughtfully enhanced by the current owners, this property boasts a seamless blend of modern elegance and practicality. With an expansive open-plan kitchen and

dining area, a large private driveway, and a recently constructed studio/outbuilding, this home provides an ideal setting for both relaxation and entertaining. The west-facing garden, which backs onto the scenic West End Sports Ground and playing fields, offers stunning views and a tranquil retreat. Conveniently located within easy reach of high-performing primary and secondary schools, Colchester City Centre, and a

Sainsbury's Local store, this property is perfectly suited for family living.











Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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