

oakheart

£325,000

Guide Price  
Old Heath Road, Colchester





Guide Price: £325,000 - £350,000.

Located on the desirable Old Heath Road in the South side of Colchester, this well presented three-bedroom semi-detached home offers a perfect balance of modern design, generous living space, and practicality. Set within close proximity to well-regarded schools, local amenities, and excellent transport links, this home is ideal for families, professionals, or those looking for a stylish and comfortable living.





















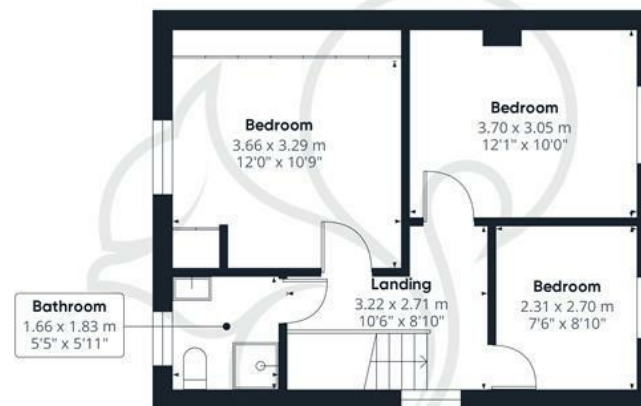








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

111.11 m<sup>2</sup>

1195.99 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.

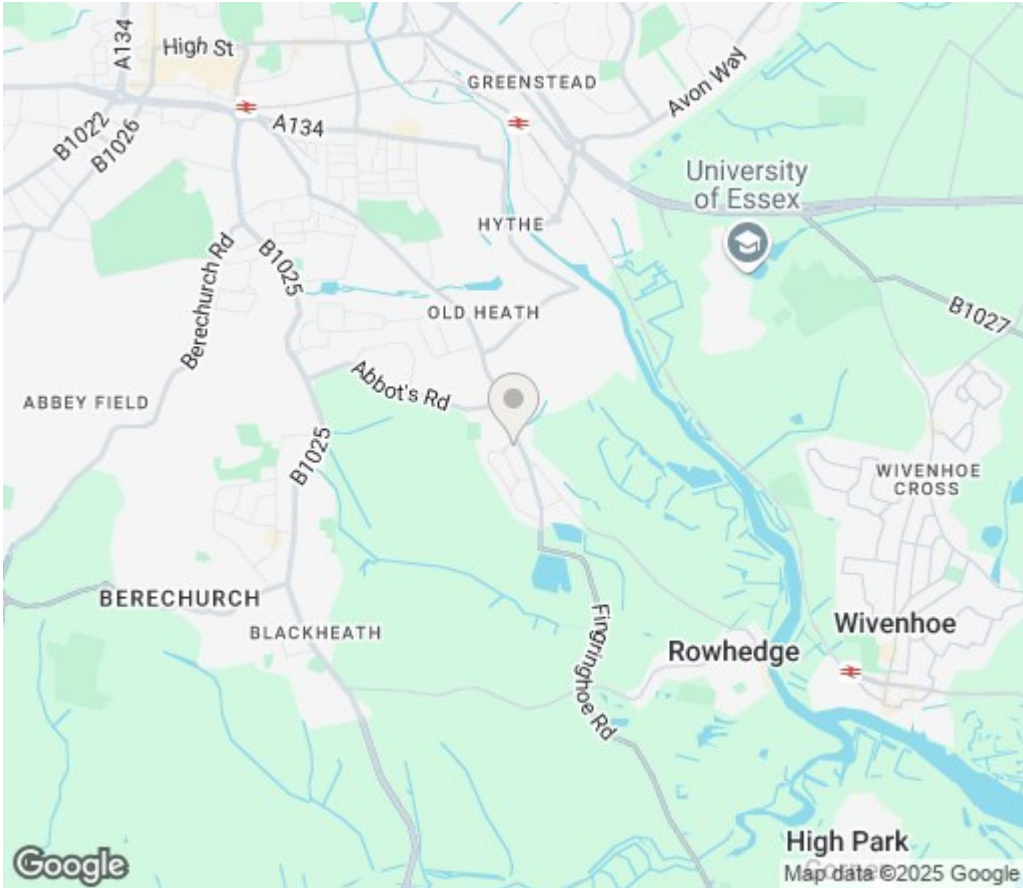
GIRAFFE360




Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C



## 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>	<b>69</b>	
(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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