

oakheart



£325,000

Holt Drive, Colchester

This well-presented three-bedroom semi-detached home is ideally located to the south of Colchester in the popular CO2 area, offering excellent access to local amenities, schools, and transport links. The property opens with an inviting entrance porch leading into a bright and spacious lounge, perfect for relaxing or entertaining. The modern kitchen is finished to a high standard and flows seamlessly into the extended dining room, creating a versatile space for family meals and gatherings. From the dining room, doors open directly onto the landscaped rear

garden, providing a wonderful setting for outdoor entertaining and relaxation.

Upstairs, stairs rise from the lounge to a central landing that gives access to all three bedrooms. The principal and second bedrooms are both generous doubles, while the third bedroom is ideal as a single room or home office. A contemporary family bathroom completes the first floor.

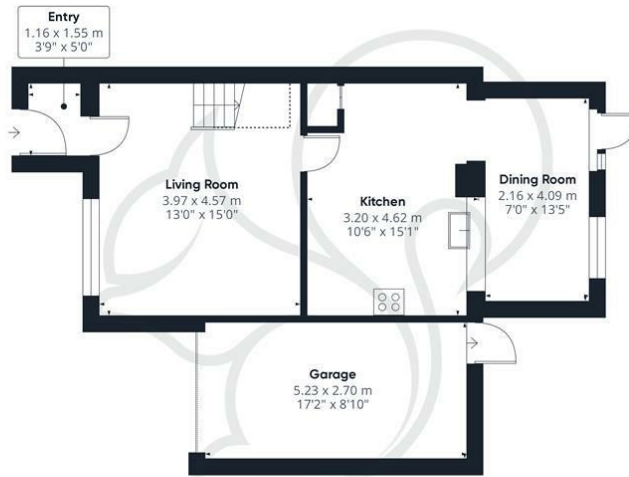
Externally, the property boasts a beautifully landscaped rear garden with rear access to the garage, offering secure storage or parking. To the front, there is off-road parking and further access to the garage. The location is particularly convenient, with nearby shops, schools, and regular bus routes into Colchester town centre. The area is also close to the University of Essex, local parks, and countryside walks, making it ideal for families and professionals alike. With its modern finish, flexible living spaces, and excellent location, this home is perfect for those looking to settle in a vibrant and well-connected part of Colchester.











Ground Floor



Floor 1

**oakheart**

**Approximate total area<sup>®</sup>**

88.29 m<sup>2</sup>  
950.35 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
13.95 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 are based on RICS IPMS 3C standard.


GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>70</b>
(81-91) <b>B</b>		
(69-80) <b>C</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>		
<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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