

oakheart



£350,000

Guide Price

Hugh Dickson Road, Colchester

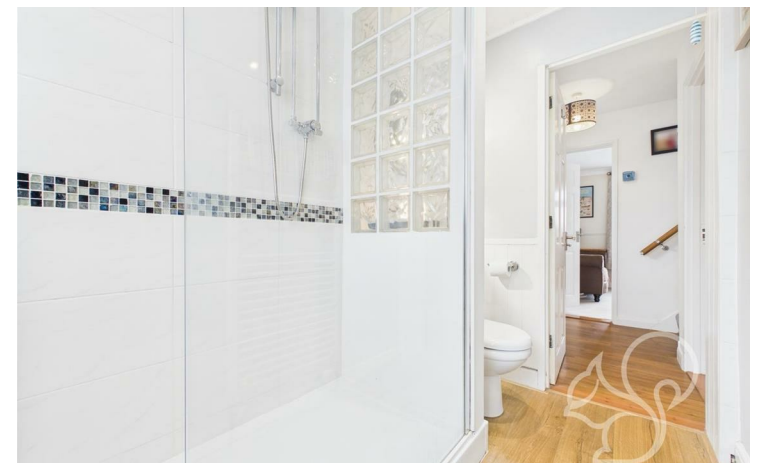
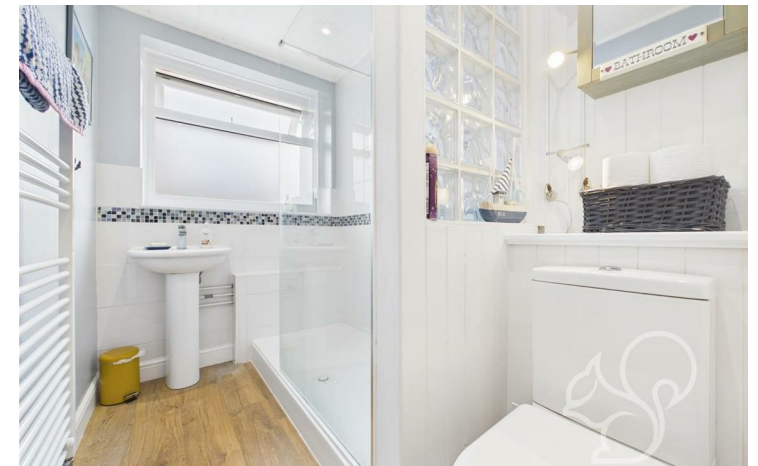
Guide Price: £350,000 - £375,000.

Located in the highly sought-after North side of Colchester, this spacious and beautifully maintained three-bedroom semi-detached property offers the ideal blend of modern living, comfort, and convenience. With a recently renovated kitchen diner, a landscaped rear garden, and a substantial driveway

providing off-road parking for multiple vehicles, this property is perfectly suited for growing families or professionals seeking excellent transport links and access to top local amenities.

Situated within easy reach of several high-performing schools, Colchester General Hospital, Colchester City Centre, the A12, and Colchester North Station –

offering fast and direct trains into London Liverpool Street.



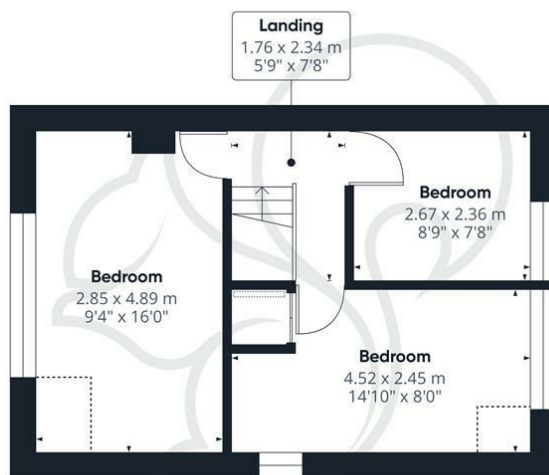








Ground Floor



Floor 1

oakheart

Approximate total area^m

79 m²
851 ft²

Reduced headroom

1.5 m²
16 ft²

(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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart