

oakheart

£350,000

Price Guide
Longridge, Colchester



Guide Price £350,000 - £375,000

Nestled in the highly desirable Longridge area of Colchester, this charming detached house offers an ideal combination of comfort, space, and convenience. With a generous footprint of 1,007 square feet, the property is thoughtfully laid out to suit modern family living.

Upon entering, you're welcomed by two inviting reception rooms—perfect for relaxing evenings, family gatherings, or entertaining friends. The home's well-designed layout encourages a natural flow between living spaces, creating a warm and welcoming atmosphere

throughout.

Upstairs, you'll find three well-proportioned bedrooms, each providing ample space and privacy for family members or guests. Whether you need a tranquil retreat, a guest room, or a home office, these versatile bedrooms easily adapt to your needs. The contemporary bathroom is tastefully appointed, ensuring comfort and practicality for daily routines.

Set in a peaceful residential enclave, the property enjoys easy access to local amenities, reputable schools, and convenient

transport links, making it an excellent choice for families and professionals alike. The surrounding area is known for its friendly community feel and attractive surroundings, further enhancing the property's appeal.

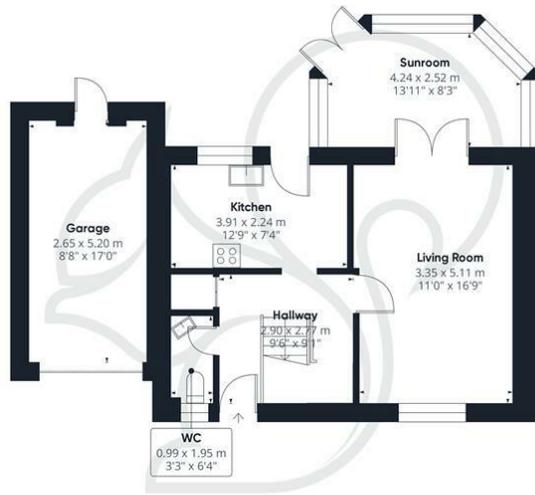
This delightful home presents a wonderful opportunity for anyone seeking a spacious and inviting residence in a sought-after location. With its attractive features and prime setting, this house is sure to attract plenty of interest. Don't miss your chance to make this lovely Longridge property your new home.



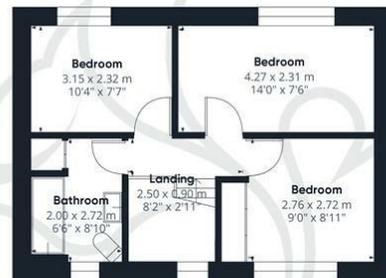








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area[®]
93.51 m²
1006.53 ft²

(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 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) A		
(81-91) B		82
(69-80) C	69	
(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.

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