

oakheart

£325,000

Guide Price

Old Heath Road, Colchester

Guide Price: £325,000 - £350,000.

Proudly positioned on the ever-popular Old Heath Road, this beautifully presented three-bedroom end of terrace home offers spacious living, a generous rear garden, and off-road parking for two vehicles. Enjoying picturesque views over the Recreation Ground, this superb home is within walking distance

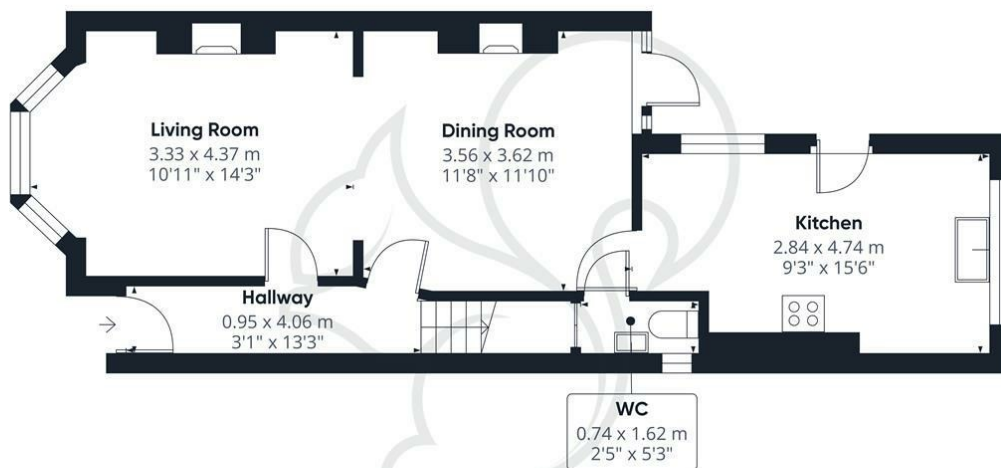
of high-performing schools, Colchester City Centre, and Colchester Town Station, offering direct train links to London Liverpool Street, making it ideal for families and commuters alike.



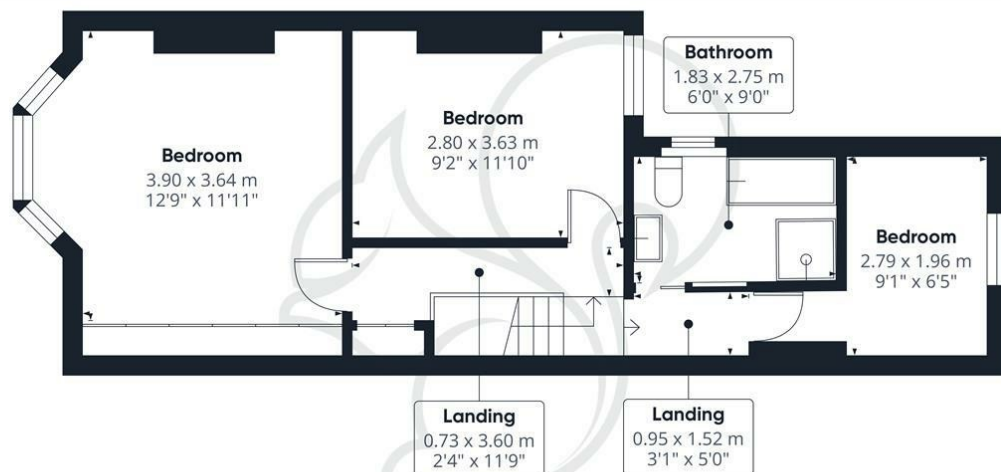








Ground Floor



Floor 1

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Approximate total area^m

87.6 m²

943 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	81
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

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