

oakheart



£525,000

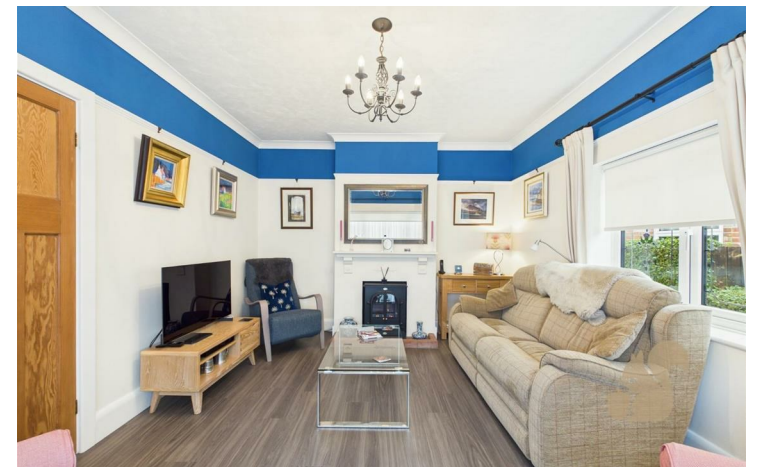
Guide Price

Straight Road, Colchester

Guide Price: £525,000 - £550,000.

Located on the highly sought-after Straight Road in the West of Colchester, this exceptional four-bedroom, two-bathroom detached home combines generous living space with a beautifully finished interior, ideal for families, professionals & downsizers. Perfectly positioned near high-performing schools, Colchester City Centre, Stane Retail

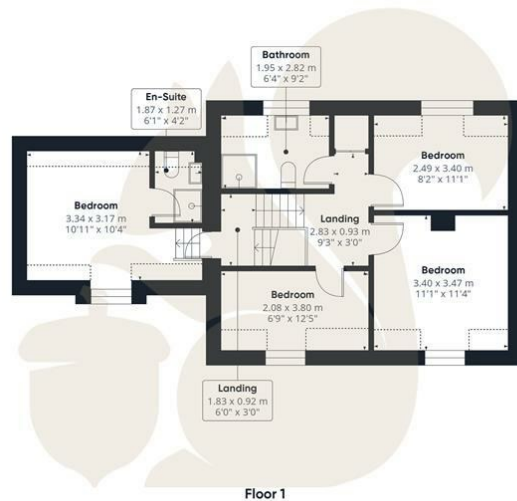
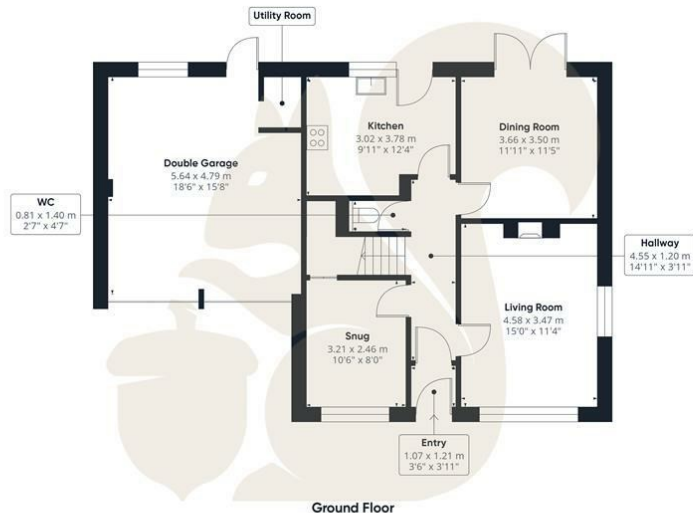
Park, and Colchester North Station—which offers direct trains to London Liverpool Street in as little as 48 minutes—this property boasts convenience, style, and functionality.











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Approximate total area¹⁾

141.1 m²

1519 ft²

Reduced headroom

7.3 m²

79 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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