

oakheart

AUDLEY R

£450,000

Guide Price

Audley Road, Colchester

Guide Price: £450,000 - £475,000.

Positioned on the highly desirable Audley Road in the West of Colchester, this beautifully presented semi-detached Victorian home perfectly blends period charm with contemporary living. Built in 1900, the property offers an impressive 1,266 sq. ft. of accommodation, thoughtfully designed for modern family life. The property benefits from having no onward chain.



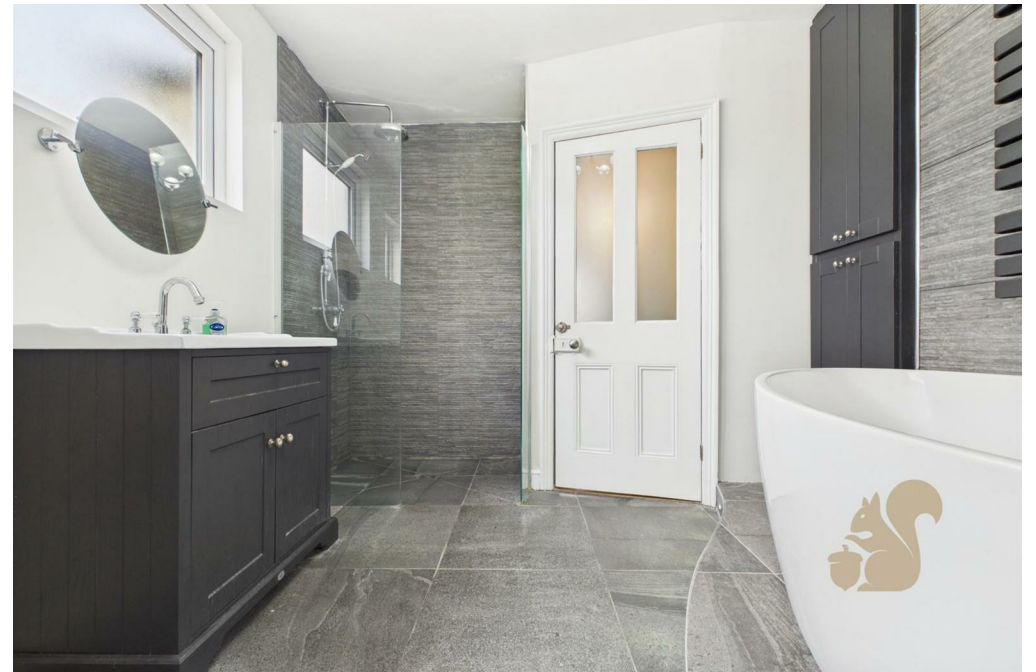














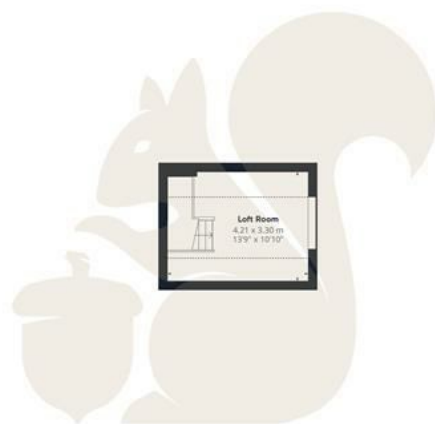
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

117.5 m²

1266 ft²

Reduced headroom

5.5 m²

59 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:
D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(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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