

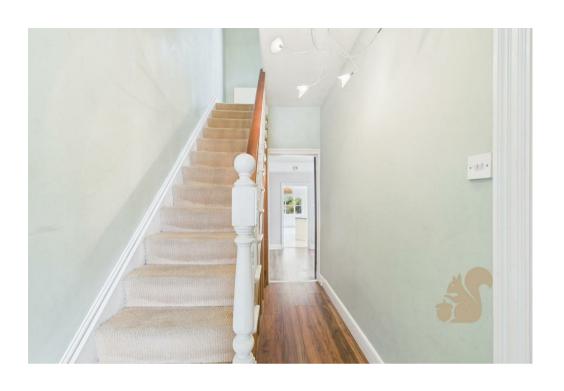
Guide Price: £450.000 - £475.000.

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.





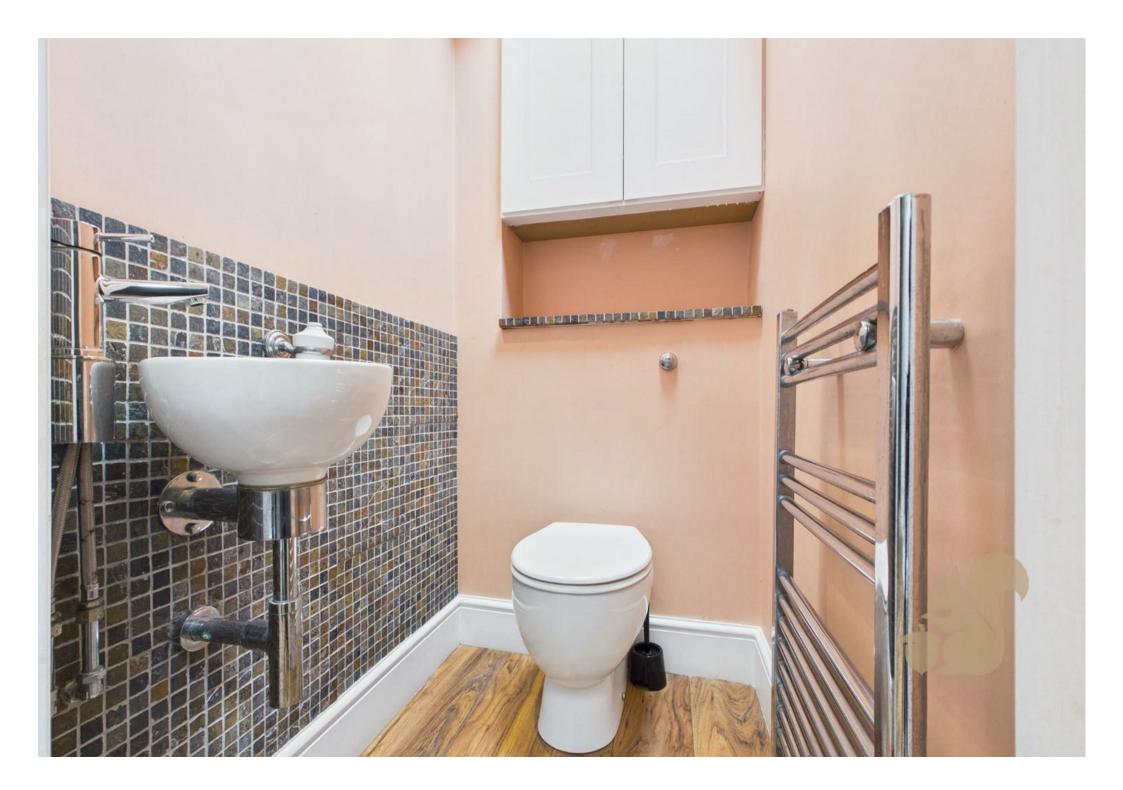
















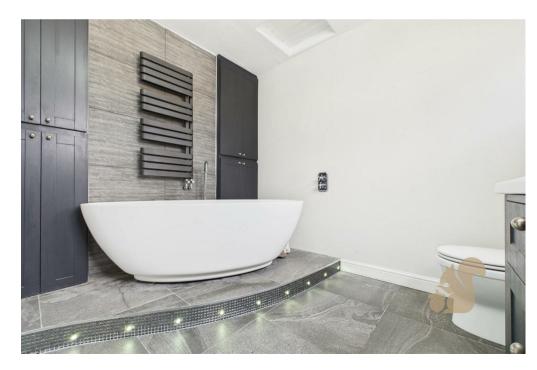


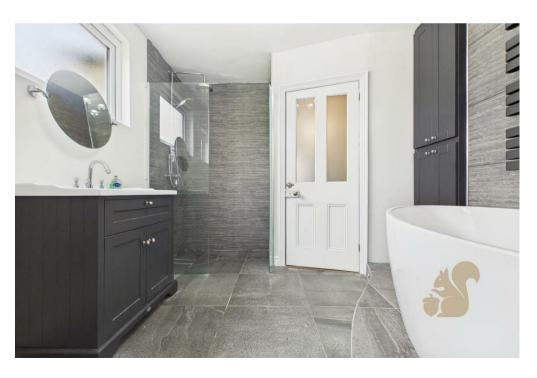


















#### Floor 1

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#### Approximate total area<sup>(1)</sup>

117.5 m<sup>2</sup> 1266 ft<sup>2</sup>

#### Reduced headroom

5.5 m<sup>2</sup> 59 ft<sup>2</sup>

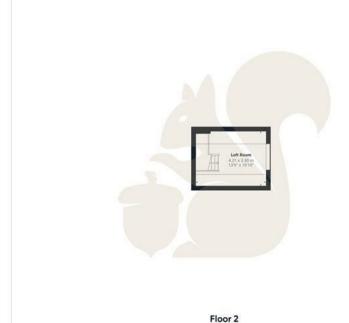
(1) Excluding balconies and terraces

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.

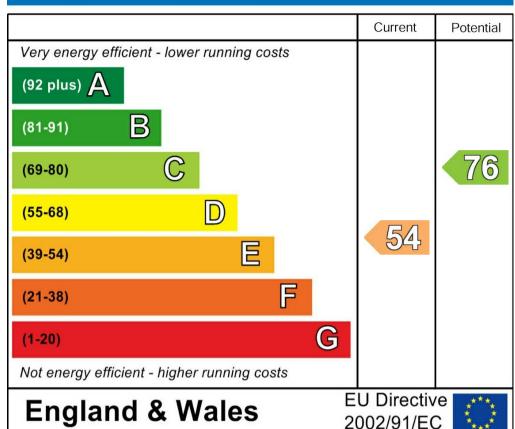
GIRAFFE360







### **Energy Efficiency Rating**



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

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