

oakheart

£325,000

Offers In Excess Of  
Meyrick Crescent, Colchester



This charming three-bedroom semi-detached house, located within walking distance to Colchester city centre, offers a perfect blend of modern convenience and cosy living.

Enter directly into a welcoming living room with stairs rising to the first floor. Adjoining the living room, the kitchen has been recently fitted with contemporary units and appliances, providing an excellent space for culinary creativity. The ground floor also hosts a fully refurbished bathroom, complete with a luxurious walk-in shower.

Upstairs, the first floor comprises three well-proportioned bedrooms, each offering a comfortable and private retreat.

Externally, the property features a large rear garden, predominantly laid to lawn, providing ample space for outdoor activities, gardening, or simply relaxing in the open air. On-street parking is available to the front of the property. This home is ideal for families, professionals, or anyone looking to enjoy the benefits of city living while having a peaceful and spacious retreat.



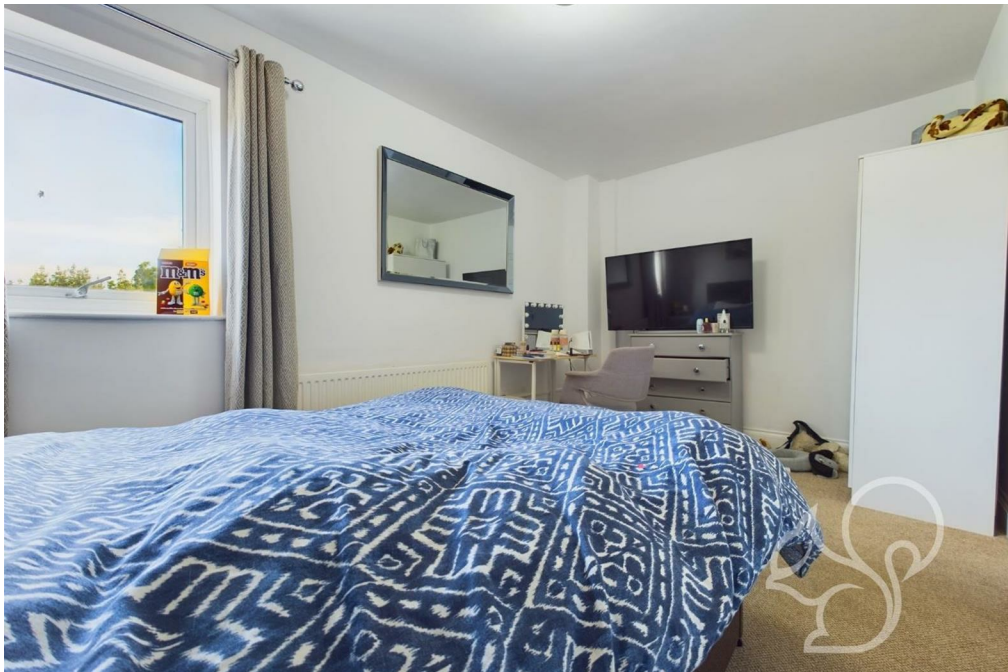






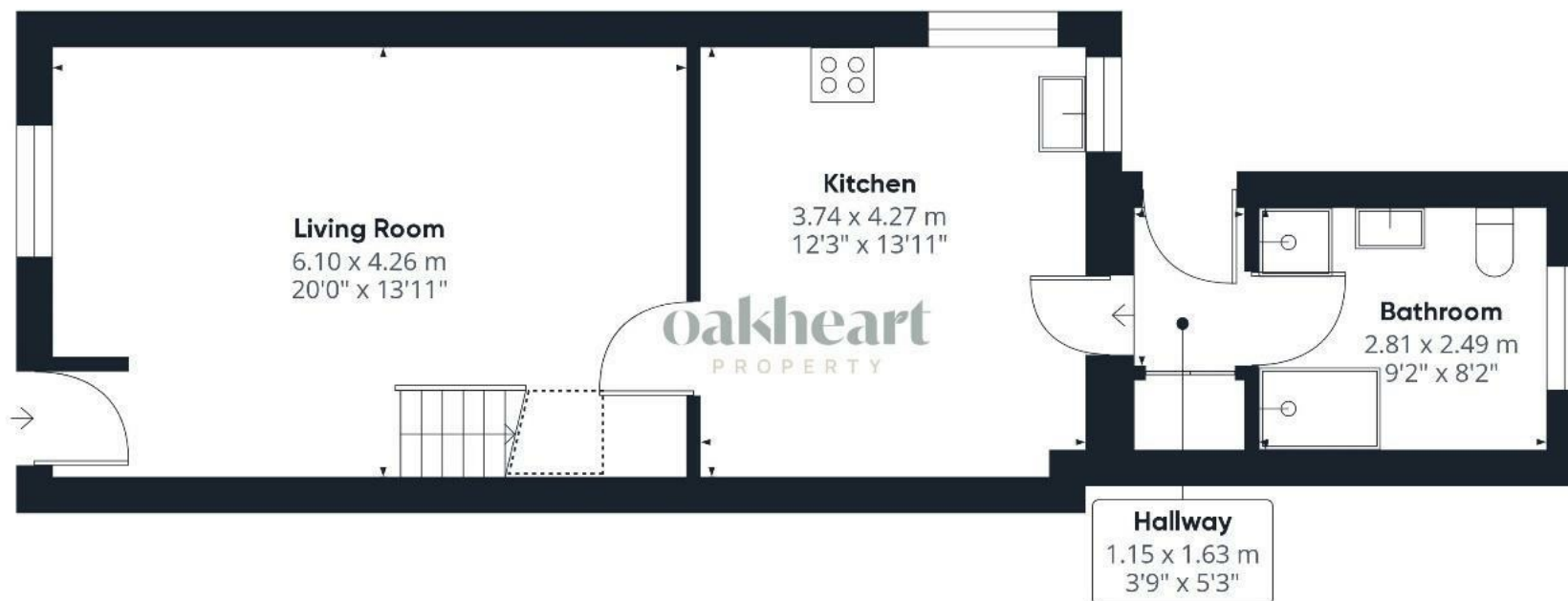








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Ground Floor



Floor 1

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

91.64 m<sup>2</sup>

986.36 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>

11.81 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

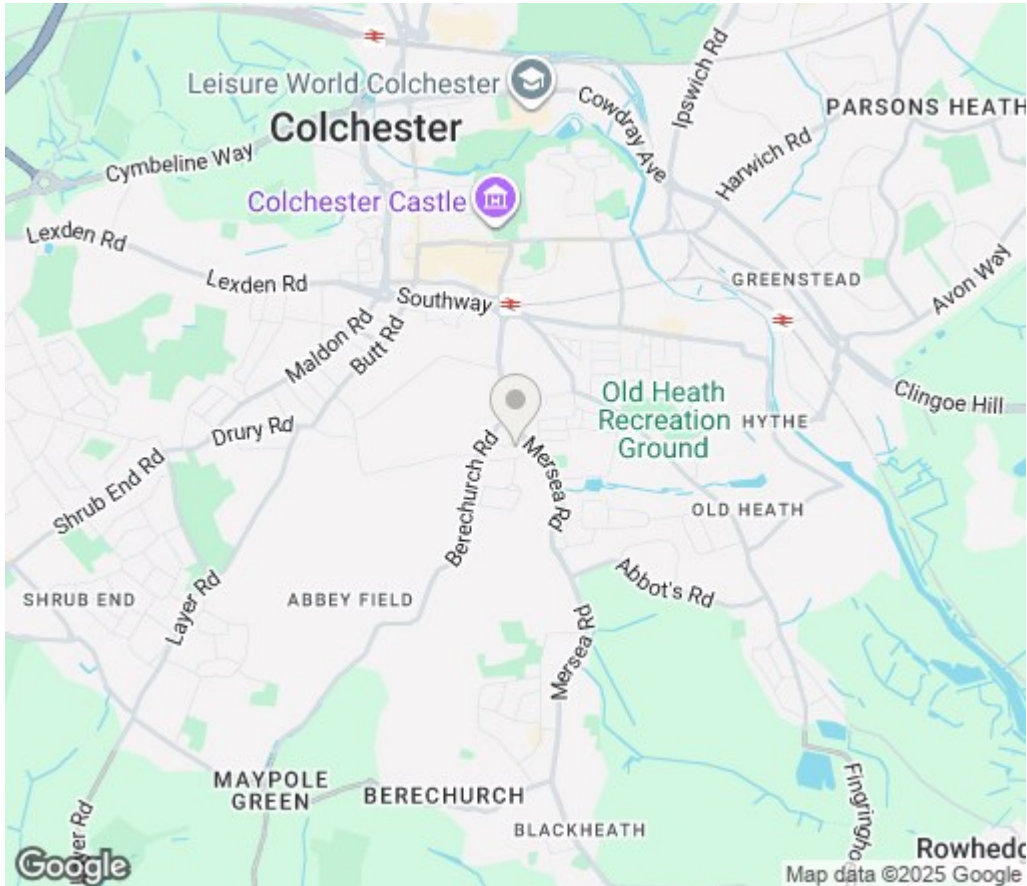
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>63</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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