

oakheart

£325,000

Offers In Excess Of
Viceroy Close, Colchester

Offered to the market with no onward chain, this spacious three-bedroom detached family home presents an excellent opportunity for buyers looking to modernise and add value. Situated in the popular residential location of Viceroy Close, South Colchester, the property enjoys convenient access to local primary and secondary schools, a range of amenities, and excellent transport links.

The ground floor accommodation comprises a welcoming

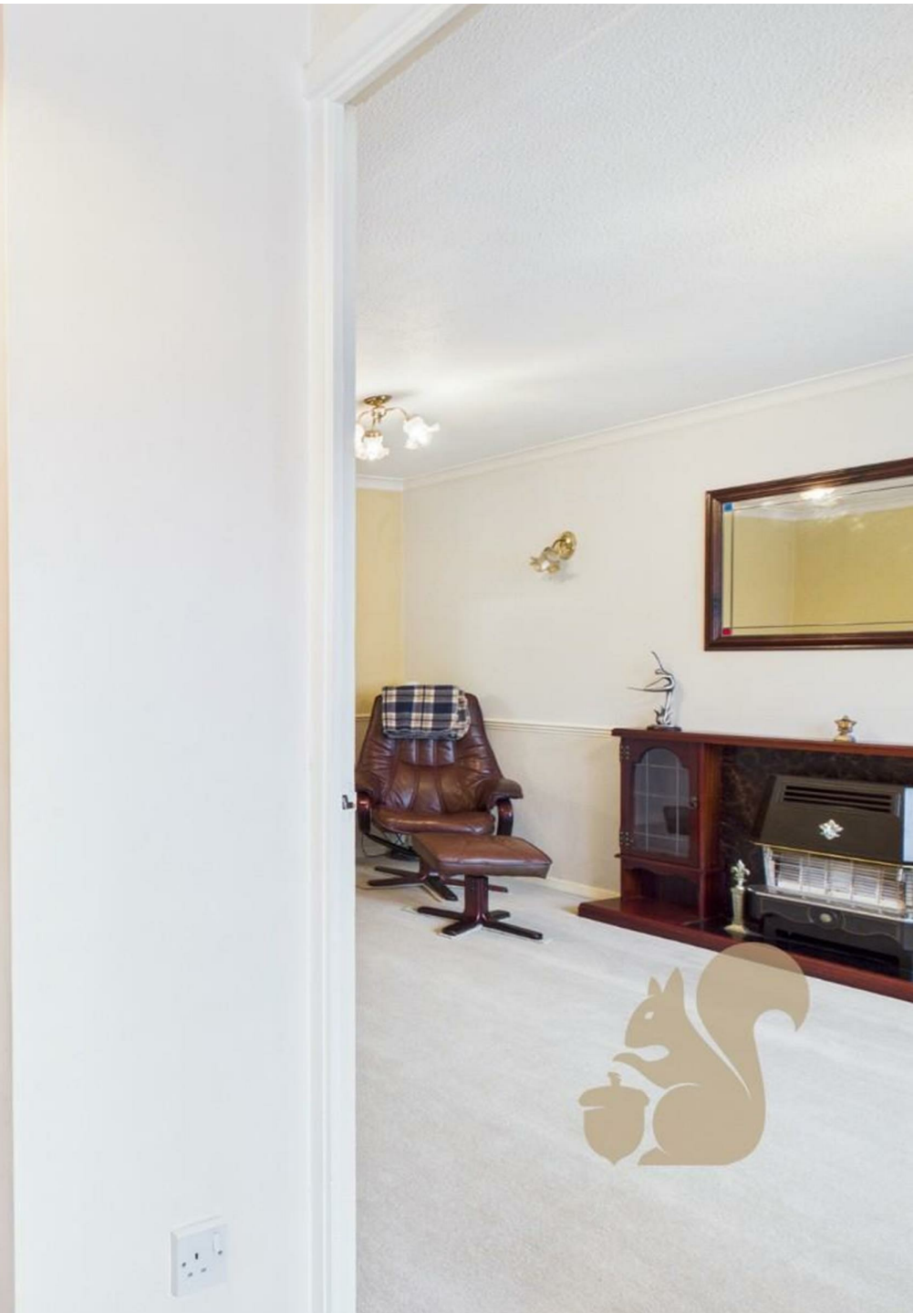
entrance hall, a generous lounge, a separate dining room, and a kitchen which benefits from integral access to the garage, ideal for everyday practicality.

To the first floor, the landing provides access to the loft and an airing cupboard. The principal bedroom features built-in wardrobes, while the second double bedroom includes a built-in cupboard. There is also a single bedroom with its own storage cupboard, and a family bathroom fitted with a bath, WC, and

wash basin.

Externally, the property boasts a good-sized enclosed rear garden, featuring an extended patio area, lawn, and mature trees, offering excellent outdoor space for families and entertaining. Side access leads to the front, where there is a large front garden and a driveway providing off-road parking for multiple vehicles. The garage, which benefits from power, is accessible from the front via an up-and-over door.











Approximate total area⁽¹⁾


82.3 m²

886 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.

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	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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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