

oakheart



£325,000

Guide Price

The Rise, Eight Ash Green



Guide Price £325,000 - £350,000

Nestled in the charming area of Eight Ash Green, Colchester, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 898 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is

thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms.

The property boasts a well-appointed bathroom, catering to the needs of modern living. The kitchen area, while not specified, is likely to be functional and well-suited for culinary enthusiasts.

One of the standout features of this home is the ample parking available for up to three vehicles. This added convenience is sure to appeal to those with multiple cars or visitors. A garage is also ideal for storage and the rear has been converted into a bar / Office Space.

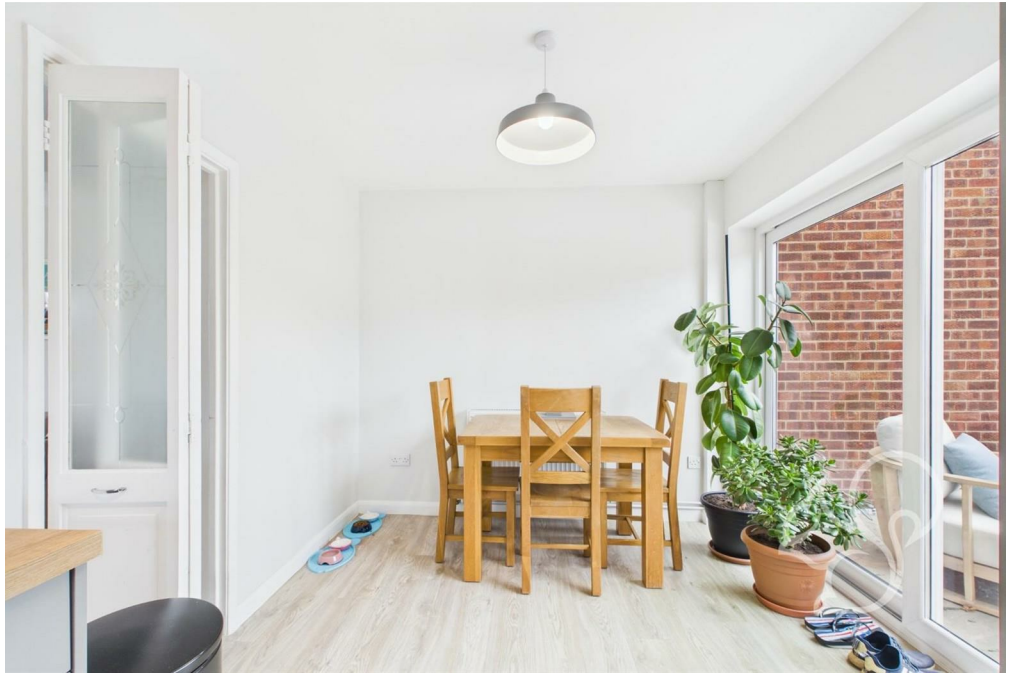
The location of The Rise offers a peaceful residential environment while still being within easy reach of Colchester's vibrant town centre, known for its rich history and array of amenities. Residents can enjoy local parks, schools, and shops, making it a desirable area for families and professionals alike.

In summary, this semi-detached house in Eight Ash Green presents an excellent opportunity for those seeking a comfortable and spacious home in a lovely community. With its three bedrooms, inviting reception room, and convenient parking, it is a property that should not be missed.















**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>		
(69-80) <b>C</b>		
(55-68) <b>D</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 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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