



Longridge, Colchester  
Offers In Excess Of £300,000



## Longridge, Colchester

This extended detached family home offers great potential for those looking to make it their own. Situated in a popular residential area, it provides a practical layout and flexible accommodation, making it a solid choice for families.

The property includes an entrance hall with cloakroom, a comfortable sitting room, and a kitchen with fitted units, breakfast bar, integrated fridge/freezer, and plumbing for both dishwasher and washing machine. A door leads directly out to the garden.

The converted garage provides an additional reception space, ideal as a dining room, home office, or playroom, with French doors opening onto the garden. Upstairs, there are three double bedrooms and a shower room.

The rear garden has been designed for low maintenance with paved terraces and a useful shed. To the front, there is off-road parking.

While the property would benefit from some modernisation, it presents an excellent opportunity to create a home that suits your own style and requirements.







- EXTENDED DETACHED FAMILY HOME
- POPULAR LOCATION
- MODERNISATION REQUIRED
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- VIEWING ADVISED

### LOCATION

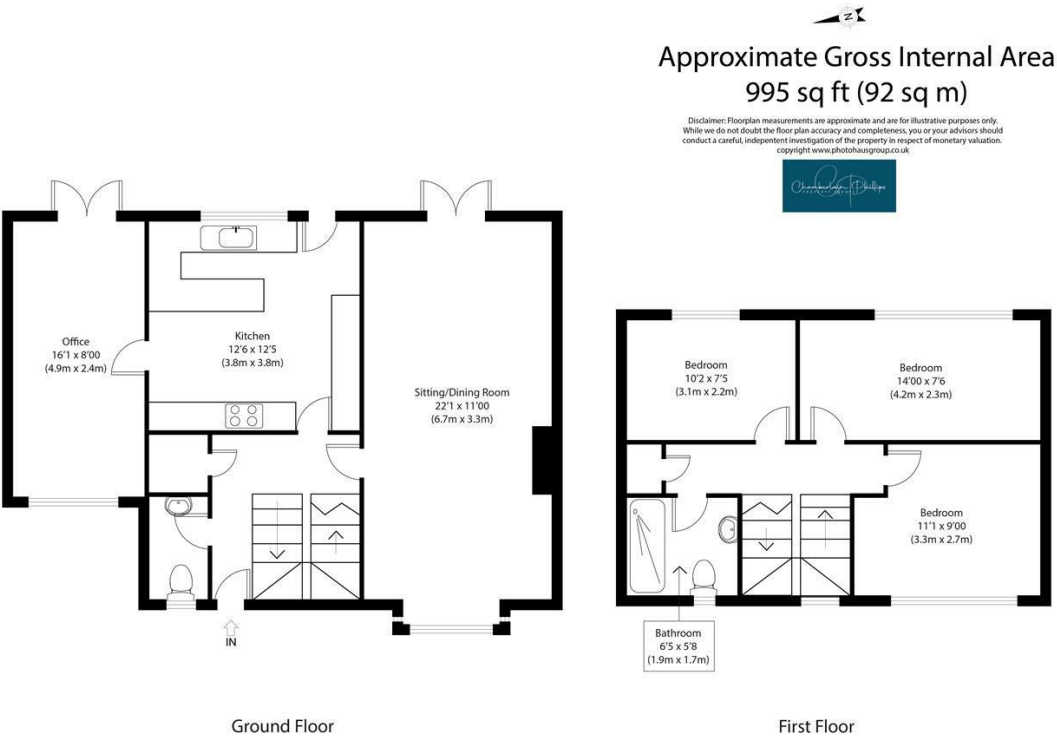
Longridge Park enjoys a convenient setting on the eastern side of Colchester, within easy reach of the city centre, local shops, supermarkets, and popular schools. The A12 and Colchester North station are both easily accessible, providing excellent commuter links to London and beyond. Nearby you'll also find parks, leisure facilities, and retail outlets, making it a practical and well-connected place to live.



Agents Notes -  
 Tenure - Freehold  
 Council Tax - Band C  
 Services Connected - Mains  
 Electric/Water/Drainage/Gas  
 Heating :- Gas boiler via radiators  
 Telephone & Broadband - O2 - 81  
 %, THREE - 78% - EE - 78%.  
 VODAFONE - 83%. Superfast  
 broadband available. (source  
 Ofcom)



Floor Plan



Area Map



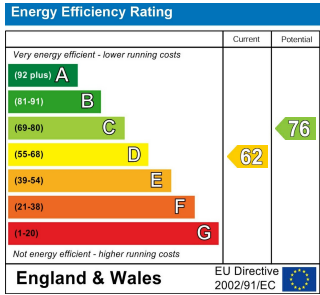
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold