



Ozalid Road, Colchester

****CHAIN FREE**** Welcome to this stunning nearly new link-detached house located on the peaceful Ozalid Road in Colchester. This property boasts over 1,000 sq.ft of living space, perfect for a growing family with its four bedrooms and two bathrooms.

Guide price £425,000

Ozalid Road

Colchester, CO1



- Chain free sale
- Car port
- Home office
- Central location
- WC
- Approx. 8 Years New Build Warranty
- South facing garden
- Ensuite to Principal bedroom
- Guide Price £425,000 - £450,000

The Property

As you step into the welcoming hallway, you're greeted by a convenient downstairs WC, ideal for guests. The ground floor boasts a spacious kitchen breakfast room, perfect for morning gatherings or casual meals, while the adjacent living room offers a cosy retreat for relaxation and entertainment. Upstairs, you'll find four generously sized bedrooms, including a master bedroom complete with an ensuite for added convenience. The family bathroom provides ample space and includes a bath with overhead shower. With its well-appointed layout and modern amenities, this property offers comfortable living for families seeking both style and functionality.

The Outside

One of the highlights of this property is the south-facing garden, a tranquil oasis where you can enjoy the sunshine and unwind after a long day. There is a home office/outbuilding which is insulated and benefits from also having power. There is also a carport and parking space providing two off street parking spaces.

The Area

Ozalid Road in Colchester offers convenient access via car, bus, or train, making it easy to explore the surrounding area. Nearby attractions include the renowned Colchester Zoo, the historic Castle Park with its scenic gardens and castle ruins, and cultural venues like the Colchester Arts Centre and Mercury Theatre. Retail parks such as Tollgate Retail Park provide shopping and dining options, while nature lovers can enjoy walks in nearby countryside reserves like High Woods Country Park. For schooling, there are several reputable primary and secondary schools in the vicinity, ensuring families have quality education options. For a taste of quintessential English countryside, attractions like Flatford Mill, Dedham Vale, and the Beth Chatto Gardens are just a short drive away, offering tranquil escapes amidst picturesque landscapes.

Further Information

Tenure - Freehold

Council Tax - Colchester Band D

Estate Management Fee - Approx. £210.96pa

Mains Water, Gas and Sewage



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	95		
<p>Key: energy efficient - lower running costs</p> <p>(87-91) A</p> <p>(81-86) 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>Not energy efficient - higher running costs</p>		<p>Key: environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	