

oakheart



£325,000

Guide Price

Crosstree Walk, Colchester

Guide Price £325,000 - £350,000

Situated on Crosstree Walk in the CO2 area of Colchester, this well-presented three-bedroom home offers spacious and versatile accommodation throughout, making it an ideal purchase for families, first-time buyers or investors alike. Presented to a good standard throughout, the property combines practical living space with a convenient location close to local amenities, schooling and transport links.

Stepping inside, the property welcomes you via an entrance hallway leading through to a generously sized kitchen, offering ample storage and worktop

space, ideal for modern family living. The spacious living room is positioned to the rear of the home and provides a bright and comfortable setting for relaxing and entertaining, with direct access through to the sunroom which offers additional reception space and pleasant views over the garden. A further ground floor room provides excellent flexibility and could be utilised as a dining room, home office, playroom or occasional fourth bedroom, while a convenient downstairs WC completes the ground floor accommodation.

To the first floor, the landing leads to three well-proportioned bedrooms alongside a family bathroom fitted with a modern suite.

Externally, the property benefits from a rear garden which is mainly laid to lawn, complemented by an initial patio seating area ideal for outdoor dining and entertaining. The outdoor space offers excellent potential for families and keen gardeners alike.

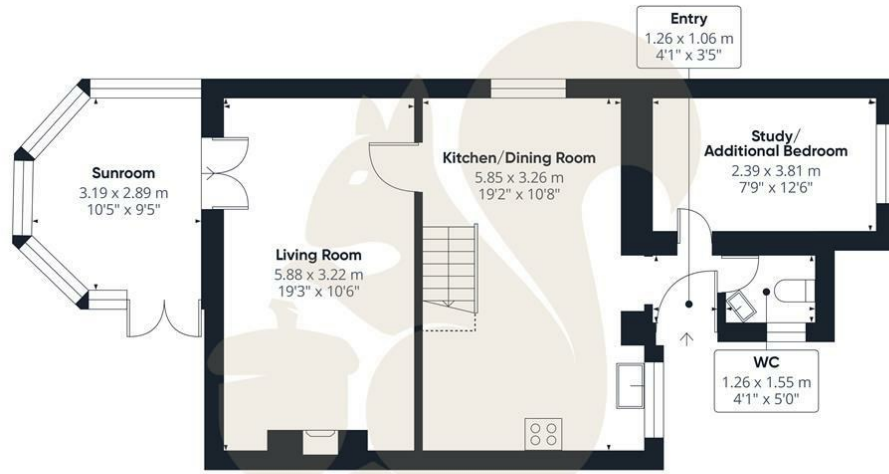
Conveniently positioned within easy reach of local shops, schools and transport connections, this attractive home offers a fantastic opportunity for a range of buyers.



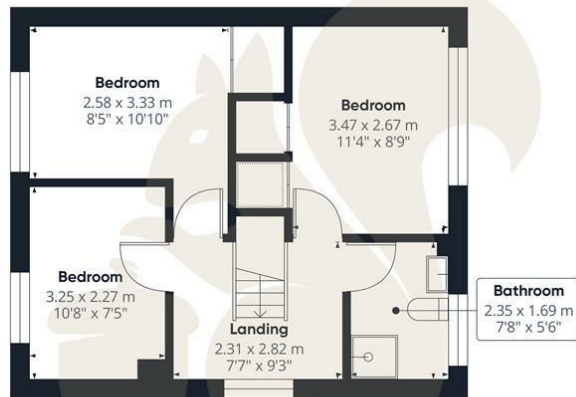








Ground Floor



Floor 1



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GLA[®]
96.88 m²
1042.78 ft²

Total
110.67 m²
1191.22 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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