

oakheart



£300,000

Guide Price

James Parnell Drive, Colchester

Guide Price: £300,000 - £325,000.

A deceptively spacious three-bedroom semi-detached home, ideally situated in South Colchester and within easy reach of local amenities, shops, well-regarded schools, and regular bus routes into the city centre. Overlooking open green space, the home enjoys one of the most attractive outlooks in the area.

The ground floor welcomes you with an inviting entrance hall

leading to a bright and generous dual-aspect reception room, featuring patio doors that open onto a private, enclosed rear garden. The modern kitchen-diner provides an ideal space for everyday family life and entertaining, offering integrated appliances with room and plumbing for additional ones, along with a convenient ground-floor cloakroom.

Upstairs, you'll find two well-proportioned double bedrooms including a master with its own en-suite shower room — a

further single bedroom, and a contemporary family bathroom.

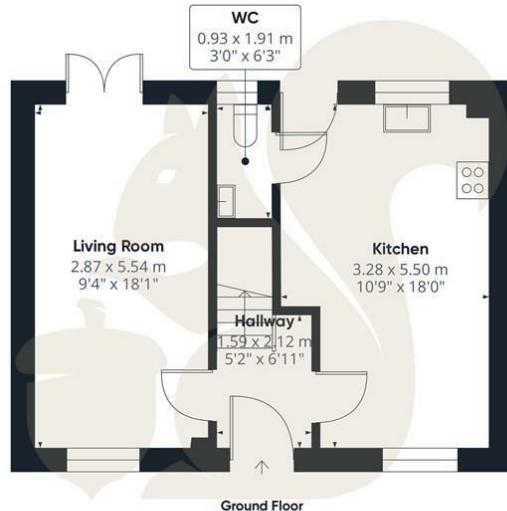
The rear garden is thoughtfully designed with a raised decking area for outdoor dining or relaxation, a neat lawn, and panel fencing for privacy. A secure gate provides rear access to parking in front of the garage for one vehicle, with the garage itself offering additional storage or parking options. Further on-street parking is also available.



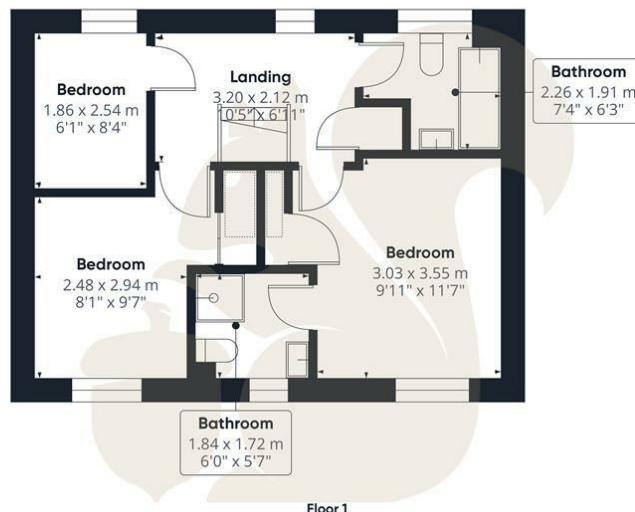








Ground Floor



Floor 1



oakheart

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

Approximate total area⁽¹⁾

77.6 m²
833 ft²

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart