

oakheart



£375,000

Guide Price

Braithwaite Drive, Colchester

Guide Price: £375,000 to £400,000

No Onward Chain | Four Bedroom Semi Detached Home | Three Floors | Two Reception Rooms | En Suite | Garage, Car Port and Driveway

Offered for sale with no onward chain, this well presented four bedroom semi detached home is situated on Braithwaite Drive in the popular North Colchester area. Offering spacious and versatile accommodation arranged over three floors, the property is ideal for growing families or buyers seeking flexible living space, complemented by excellent off road parking and convenient access to local amenities, schools and transport links.

Upon entering, a welcoming hallway leads to two separate reception rooms, providing flexibility for a formal dining room, additional lounge, playroom or home office. To the rear, the fitted kitchen offers access to the garden, while a ground floor cloakroom completes the accommodation on this level.

The first floor comprises two bedrooms, including a generous principal bedroom with its own en suite, alongside a family bathroom. The top floor provides two further bedrooms and a useful additional loft area, offering potential for storage, hobbies or a study space.

Externally, the property benefits from a rear garden, ideal for relaxing and

entertaining. To the front, a driveway and car port provide ample off road parking, with the added benefit of a garage for further storage or vehicle use.

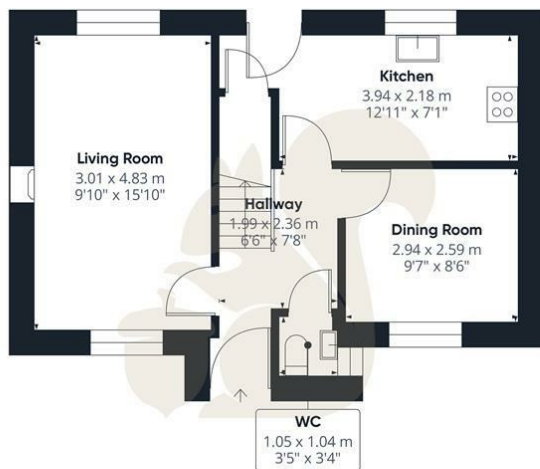
Combining four bedrooms, versatile living accommodation across three floors and excellent parking facilities, this is a fantastic opportunity to acquire a spacious family home in a sought after North Colchester location with walking distance to Colchester North Station offering direct services to London Liverpool Street.



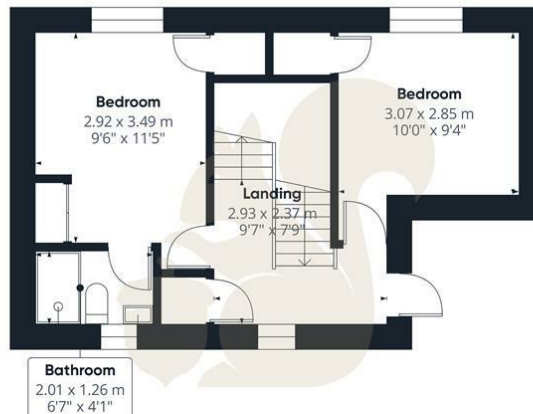




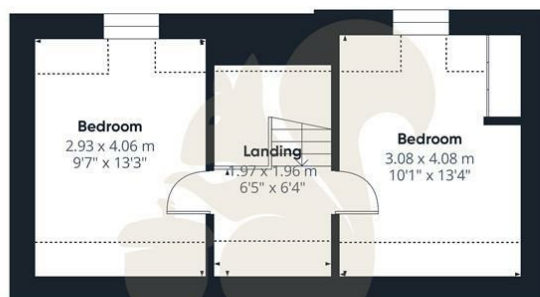




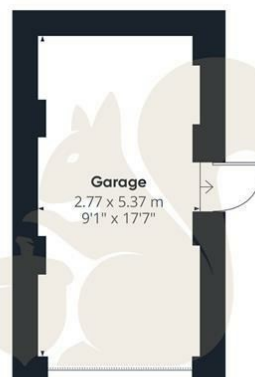
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Main building GLA⁽¹⁾

112.08 m²
1206.38 ft²

Main building total

112.08 m²
1206.38 ft²

Building 2 total

17.25 m²
185.71 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	68	
(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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