

oakheart

£425,000

Guide Price

Garrison Parade, Colchester

Located in the highly sought-after and historic Pracedo Development, this impressive three bedroom townhouse offers over 1,500 sq. ft of versatile and well-designed accommodation, perfectly suited to modern family living. Set within a vibrant and well-connected community, the property is just moments from the open green spaces of Abbey Fields, within walking distance of Colchester City Centre, and conveniently close to Colchester Town Station providing direct links to London Liverpool Street. The area is renowned for its excellent schools, peaceful surroundings, and access to local shops, cafés, leisure facilities, and scenic walking routes.

The ground floor offers superb flexibility with a spacious bedroom that can

double as an additional living room, playroom, or home office, along with a further bedroom positioned across the hall. A useful ground-floor WC and internal access to the attached garage enhance practicality.

On the first floor, the generous living room spans the depth of the property and enjoys an abundance of natural light, creating a warm and inviting space for everyday relaxation. To the rear, the modern kitchen and dining area provide a sociable setting ideal for family meals or entertaining guests, and an additional WC off the landing adds further convenience.

The top floor hosts two well-proportioned double bedrooms, including a

superb principal bedroom complete with a contemporary en-suite shower room. A stylish family bathroom serves the second bedroom, while the spacious landing contributes to the airy feel of the upper level.

A standout feature is the detached sunroom located in the rear garden perfect for use as a home office, hobby room, gym, or peaceful retreat. The garden itself is private and low maintenance, offering an ideal outdoor space for relaxing or dining.











Ground Floor Building 1



Floor 1 Building 1

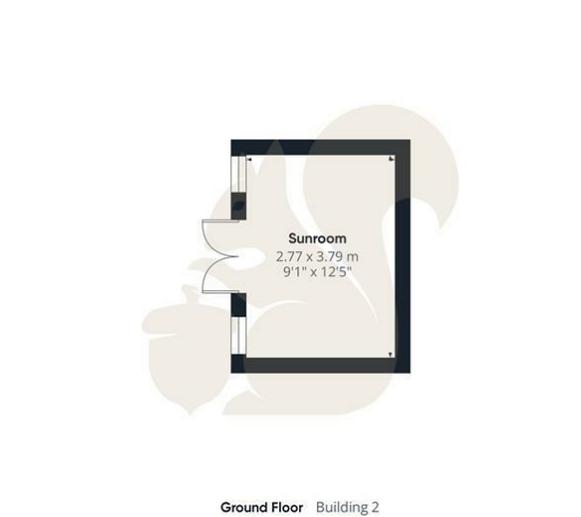
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Approximate total area<sup>(1)</sup>

140.2 m<sup>2</sup>  
1510 ft<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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

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