

oakheart

£325,000

Offers In Excess Of
Viceroy Close, Colchester

Offered to the market with no onward chain, this three-bedroom detached family home presents an excellent opportunity for buyers looking to modernise. Positioned within the popular residential location of Viceroy Close in South Colchester, the property benefits from close proximity to well-regarded primary and secondary schools, local amenities and convenient transport links.

The ground floor offers well-proportioned accommodation, beginning with a welcoming entrance hall and leading through to a generous

lounge, a separate dining room, and a kitchen which enjoys integral access to the garage, providing excellent everyday practicality and scope for reconfiguration if desired.

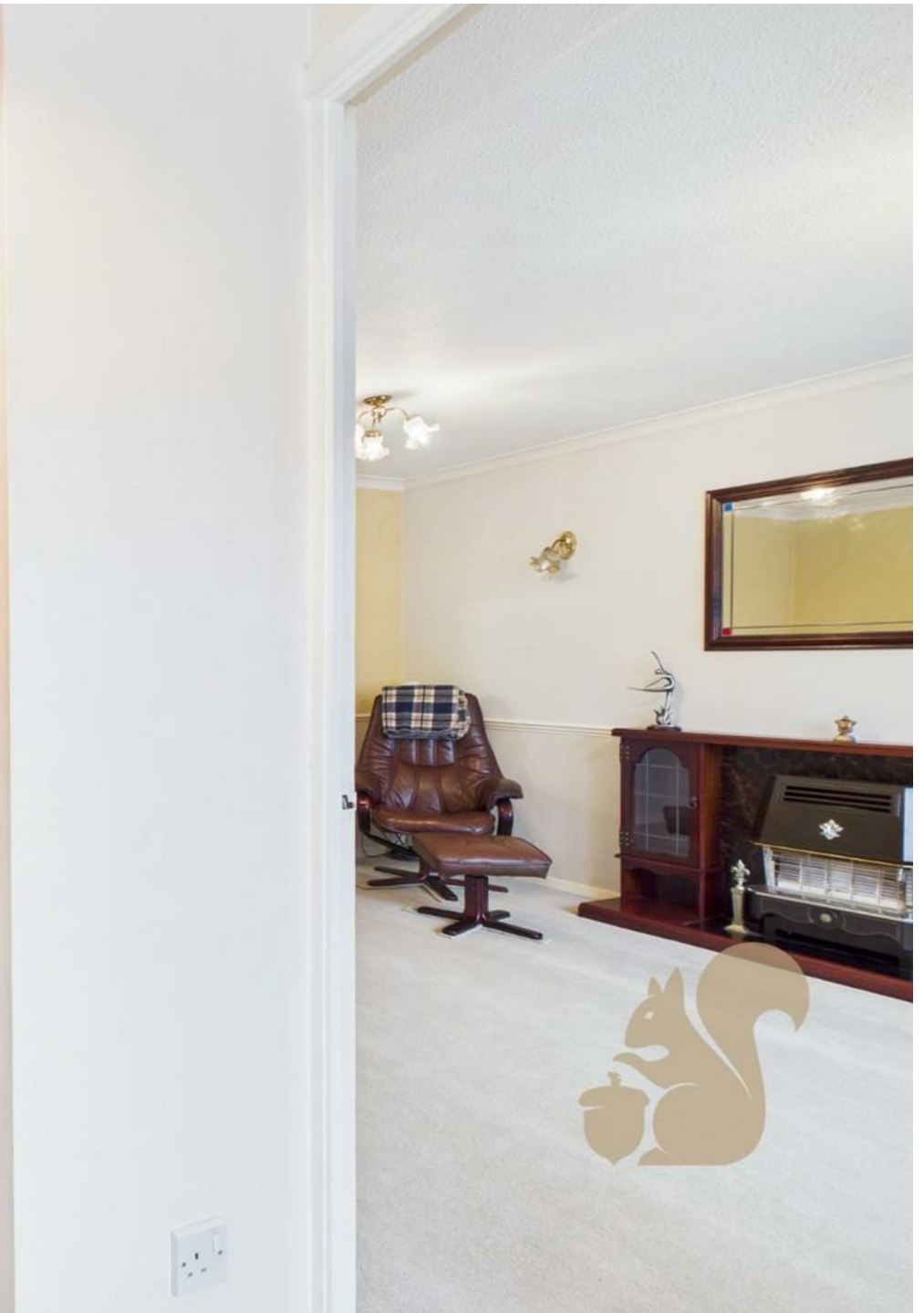
To the first floor, the landing gives access to the loft and an airing cupboard. The principal bedroom features built-in wardrobes, the second double bedroom benefits from a built-in cupboard, and there is a further single bedroom with its own storage. A family bathroom completes the first-floor layout and is fitted with a bath, WC and wash

basin.

Externally, the property enjoys a good-sized, enclosed rear garden with an extended patio area, lawn and mature trees, offering an excellent space for family use and entertaining. Side access leads to the front where there is a large front garden and a driveway providing off-road parking for multiple vehicles. The garage benefits from power and is accessed via an up-and-over door.

This is a fantastic opportunity to acquire a detached home with ample potential in a well-established and convenient Colchester location.











Approximate total area⁽¹⁾
82.3 m²
886 ft²

Council Tax Band:
D



GIRAFFE360

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) 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><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	