



**NICKOLDS**  
Property Specialists



## 36 Tollgate Drive, Stanway, Colchester, CO3 0PF

Offers in excess of £365,000

- Three Bed Detached House Perfect For Families and Investors Alike Priced to Sell
- Three Spacious, Light Flooded Bedrooms
- One Modern Bathroom To First Floor and A further Cloakroom to the Ground Floor
- Spacious Lounge in excess of 16'ft with Separate Dining Room Off in Excess of a further 10'ft
- Excellent transport links via A12 and Marks Tey Train Station (Direct to London Liverpool Street)
- Integrated Garage which Could Be Easily Converted To Another Bedroom For Future Proofing
- Close to Local amenities
- Generous Garden
- Ideal Family Home or Great for First Time Buyers and Investors Alike
- Viewing highly recommended

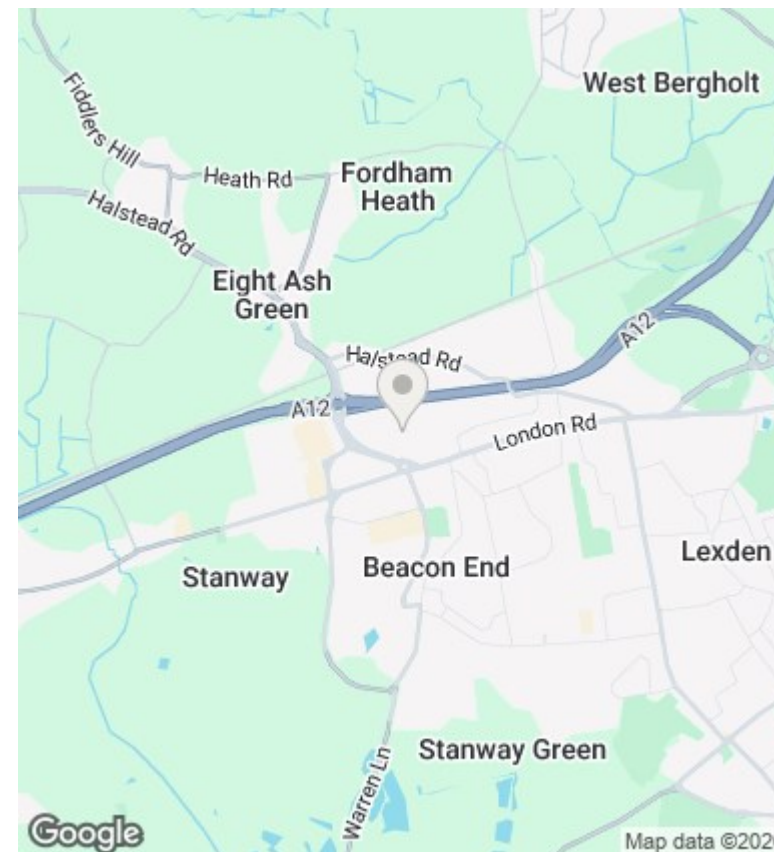
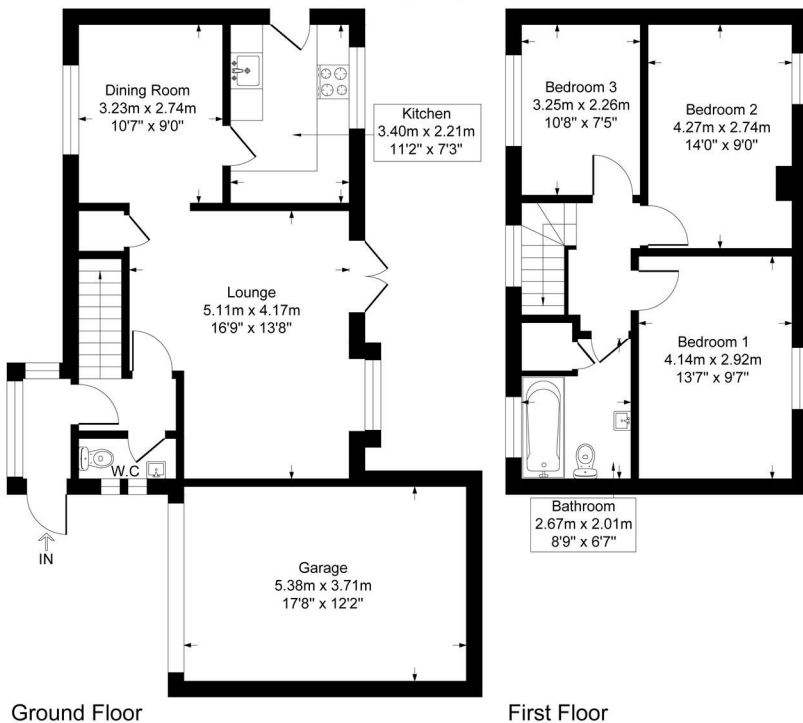
90 Elm Road, Leigh On Sea, SS9 1SJ  
01702 933 597

[sales@nickoldspropertymanagement.co.uk](mailto:sales@nickoldspropertymanagement.co.uk)



## Tollgate Drive

Approximate Gross Internal Floor Area = 112.2 sq m / 1208 sq ft  
(Including Garage)



## Directions

## Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

## Council Tax Band

D

## EPC Rating:

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>		
(55-68) <b>D</b>	<b>64</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	