

oakheart

£500,000

Guide Price

Maldon Road, Colchester

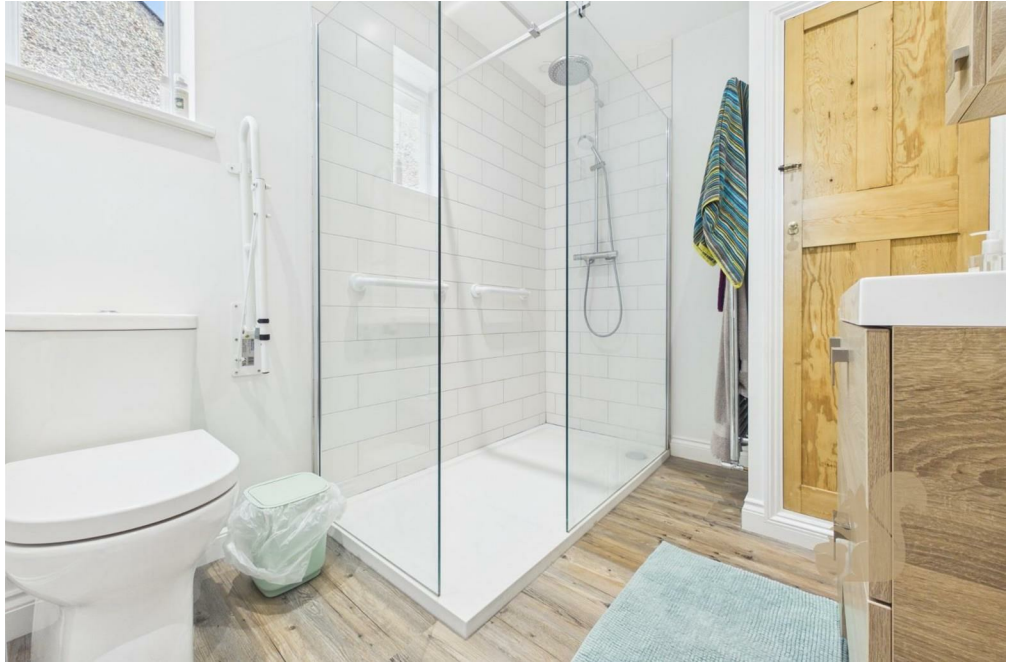
GUIDE PRICE: £500,000 - £550,000.

Offered with no onward chain and occupying a prestigious position along one of Colchester's most desirable residential roads, this substantial four-bedroom detached residence presents an exciting opportunity to create a truly exceptional family home, all within easy reach of the city centre and some of the area's most highly regarded

schools, including the grammar schools on Lexden Road and Hamilton Road Primary School.







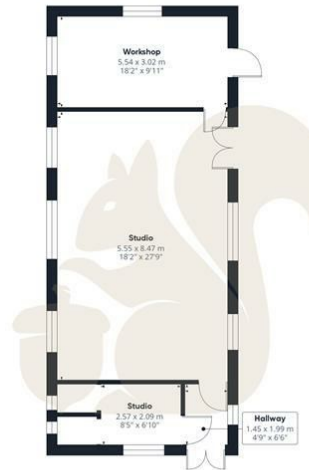




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLA⁽¹⁾

125.76 m²

1353.67 ft²

Main building total

125.76 m²

1353.67 ft²

Building 2 total

79.29 m²

853.47 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:

F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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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