

oakheart



£325,000

Guide Price

Maraschino Crescent, Colchester

Guide Price: £325,000 - £350,000.

Situated on Maraschino Crescent (off Holt Drive) in the south of Colchester, this spacious and well-presented three bedroom semi-detached home offers versatile accommodation ideal for families and professionals alike. The property is conveniently located within close proximity of both primary and secondary schools, Colchester City Centre and the ever-popular Mersea Island.

The ground floor welcomes you via an entrance hall leading into a generous open-plan living and dining area, enhanced by a useful built-in storage

cupboard. From here, the modern fitted kitchen offers an abundance of cupboard and worktop space, perfect for everyday cooking and entertaining. To the rear of the property, accessed from the living/dining area, is a well-constructed sunroom/conservatory featuring a recently re-fitted roof and doors opening directly onto the rear garden, creating a fantastic additional reception space.

To the first floor, the landing provides further storage along with loft access. The principal bedroom benefits from full-length built-in wardrobes, complemented by a further double bedroom and a well-proportioned single bedroom. Completing the accommodation is a contemporary shower room,

boasting a double walk-in shower, WC, wash basin and heated towel rail.

Externally, the landscaped rear garden has been thoughtfully designed with a combination of patio seating areas, lawn and established flower beds. Side access leads to the front of the property, where a well-maintained driveway provides ample off-road parking. There is also access to the garage via a front up-and-over door.



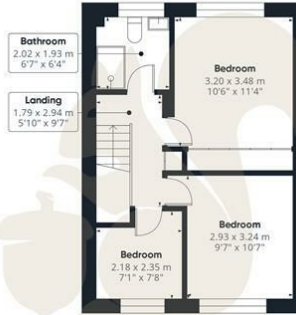








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

94.4 m²
1017 ft²

(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:
C

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		
(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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