

oakheart



£375,000

Guide Price

Valens Close, Colchester

Guide price of £375,000 - £400,000

This stunning 3-bedroom end of terrace property is located in the desirable area of Mile End, just north of Colchester. Perfectly situated close to local shops and the highly regarded Gilbert Secondary School, this home boasts stylish decor throughout, making it an ideal choice for families and professionals alike.

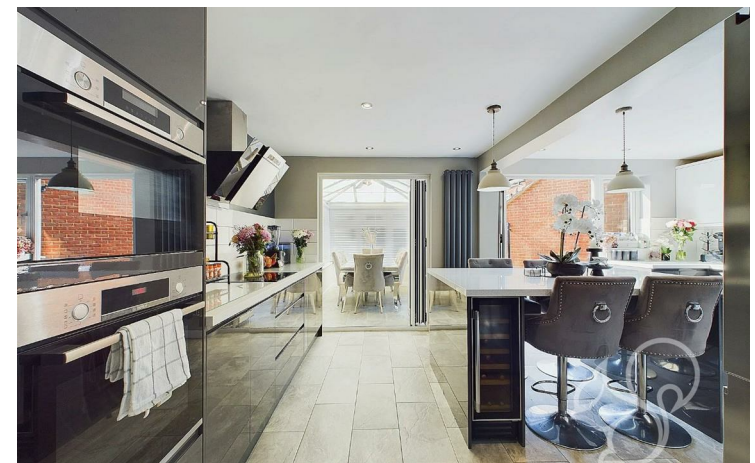
Upon entering, you are greeted by a welcoming entrance hall

with a convenient W/C. The bright, airy living room features a charming bay window and double doors that open into the heart of the home—the expansive open-plan kitchen diner. This area is perfect for entertaining, with doors leading directly to the rear garden, allowing for seamless indoor-outdoor living. Additionally, a versatile sunroom provides extra space that can serve as a dining room or relaxation area.

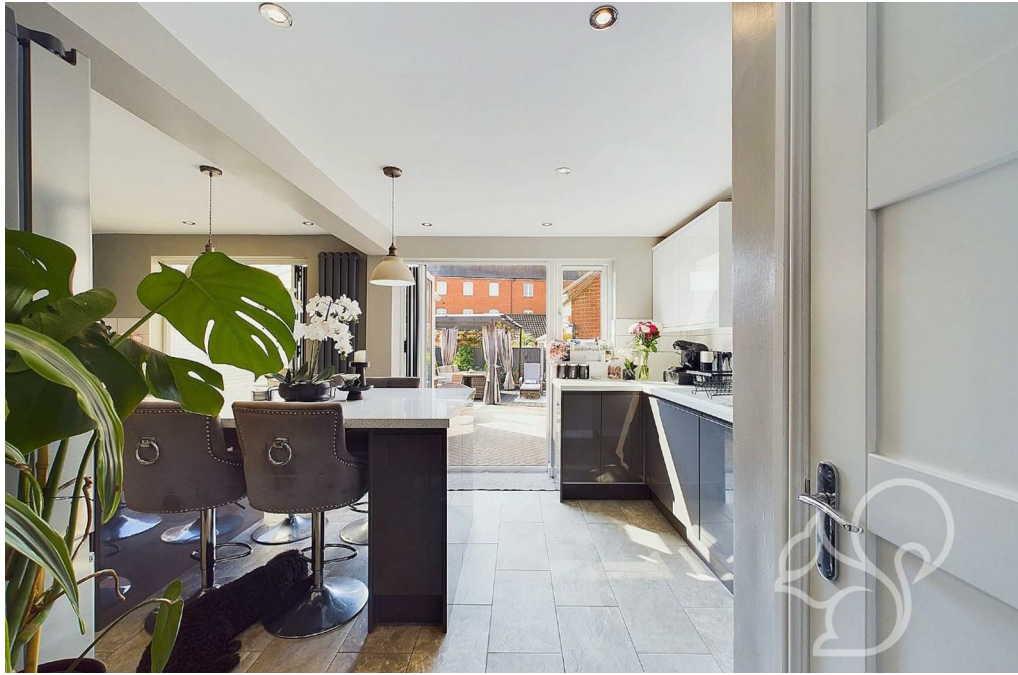
The first floor features a spacious landing providing access to all

three bedrooms. The generous principal bedroom includes the benefit of an en suite facility and built-in wardrobes for ample storage. Two further well-sized bedrooms are perfect for family or guests, complemented by a modern family bathroom that serves all bedrooms.

Externally, the property boasts a delightful rear garden, ideal for entertaining guests or enjoying family time outdoors. A double garage and ample off-road parking enhance the convenience of this beautifully presented home.











Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

90.44 m<sup>2</sup>  
973.49 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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>                                   |                                                                                                               | <b>86</b> |
| (69-80) <b>C</b>                                   | <b>71</b>                                                                                                     |           |
| (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.

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