

oakheart

£325,000

Offers In Excess Of  
Jade Gardens, Colchester



Situated on Jade Gardens in the popular CO4 area of Colchester, this well-presented four-bedroom townhouse is offered to the market with no onward chain and provides spacious and versatile accommodation arranged over three floors. Ideally positioned within walking distance of Colchester North railway station, the property is perfectly suited for commuters, families and professionals alike, with excellent access to the city centre, local amenities and schooling.

Stepping inside, the property welcomes you via an entrance hallway with stairs rising to the upper floors and access to a convenient ground floor cloakroom. The heart of the home is the impressive open-plan kitchen, dining

and living space, offering a bright and contemporary environment ideal for modern family living and entertaining. Finished to a good standard throughout, the accommodation enjoys a practical layout with ample room for both dining and relaxation.

The first floor provides two well-proportioned bedrooms alongside a modern family bathroom and access to a generous balcony, creating an attractive outdoor seating area. The second floor offers two further bedrooms and an additional bathroom, providing flexible accommodation for growing families, guests or home working requirements.

Externally, the property benefits from its convenient residential setting, whilst internally offering well-balanced accommodation across all three floors. The combination of four bedrooms, two bathrooms and spacious living areas makes this an ideal family home or investment opportunity.

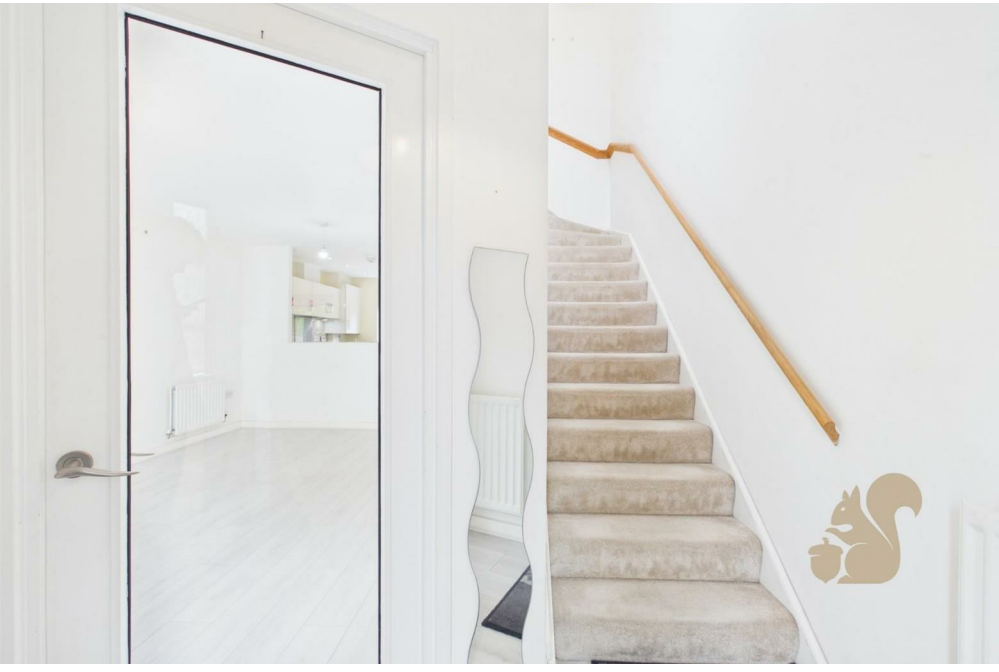
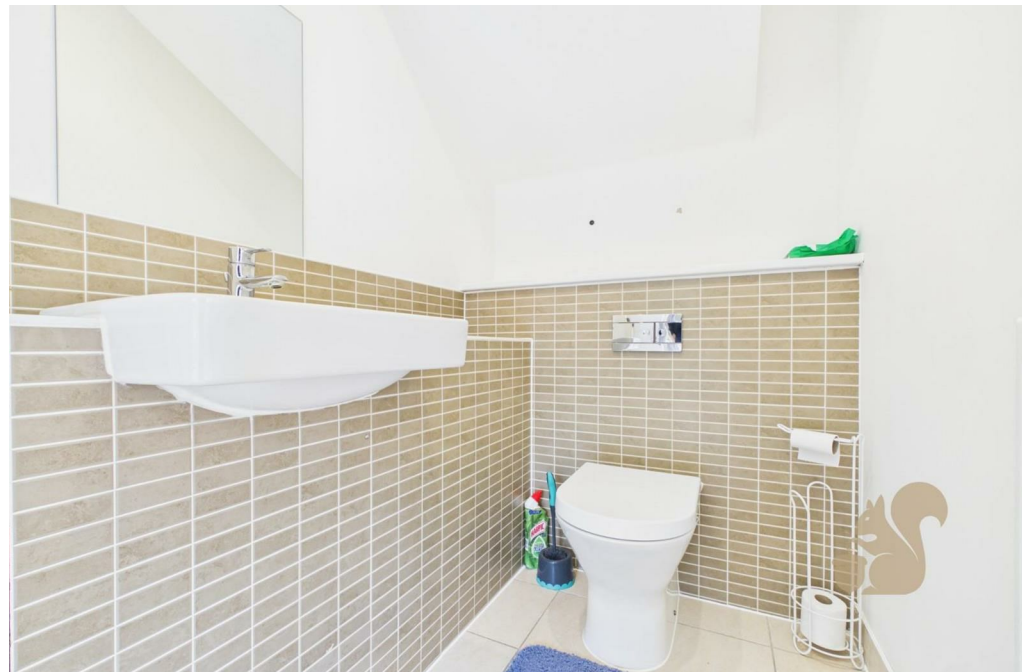
Conveniently located close to Colchester's mainline railway station, local shops, schools and leisure facilities, this attractive townhouse presents an excellent opportunity for buyers seeking modern living in a well-connected location.

AGENTS NOTE: There will be an annual service charge payable















Local Authority:

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>83</b> |
| (69-80) <b>C</b>                                   | <b>75</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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