



oakheart

£1,350 Per Month

Per Month

Granville Road, Colchester

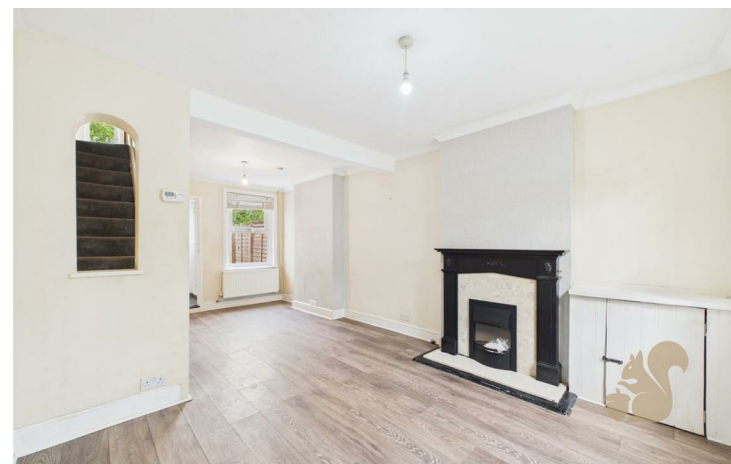
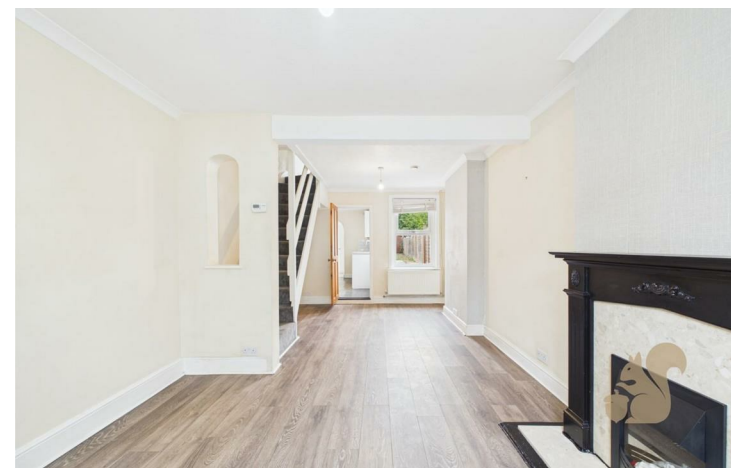
Available immediately, this three-bedroom semi-detached house is situated on Granville Road

The property offers well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, a spacious living/dining room, a fitted kitchen and a downstairs bathroom. The first floor provides three bedrooms, together with a landing area.

Extending to approximately 778 sq ft, the property offers a practical layout suitable for families, couples or those requiring additional bedroom and home-working space.

Located on Granville Road, the property is conveniently positioned for access to Colchester's amenities, transport links, schools and surrounding areas.

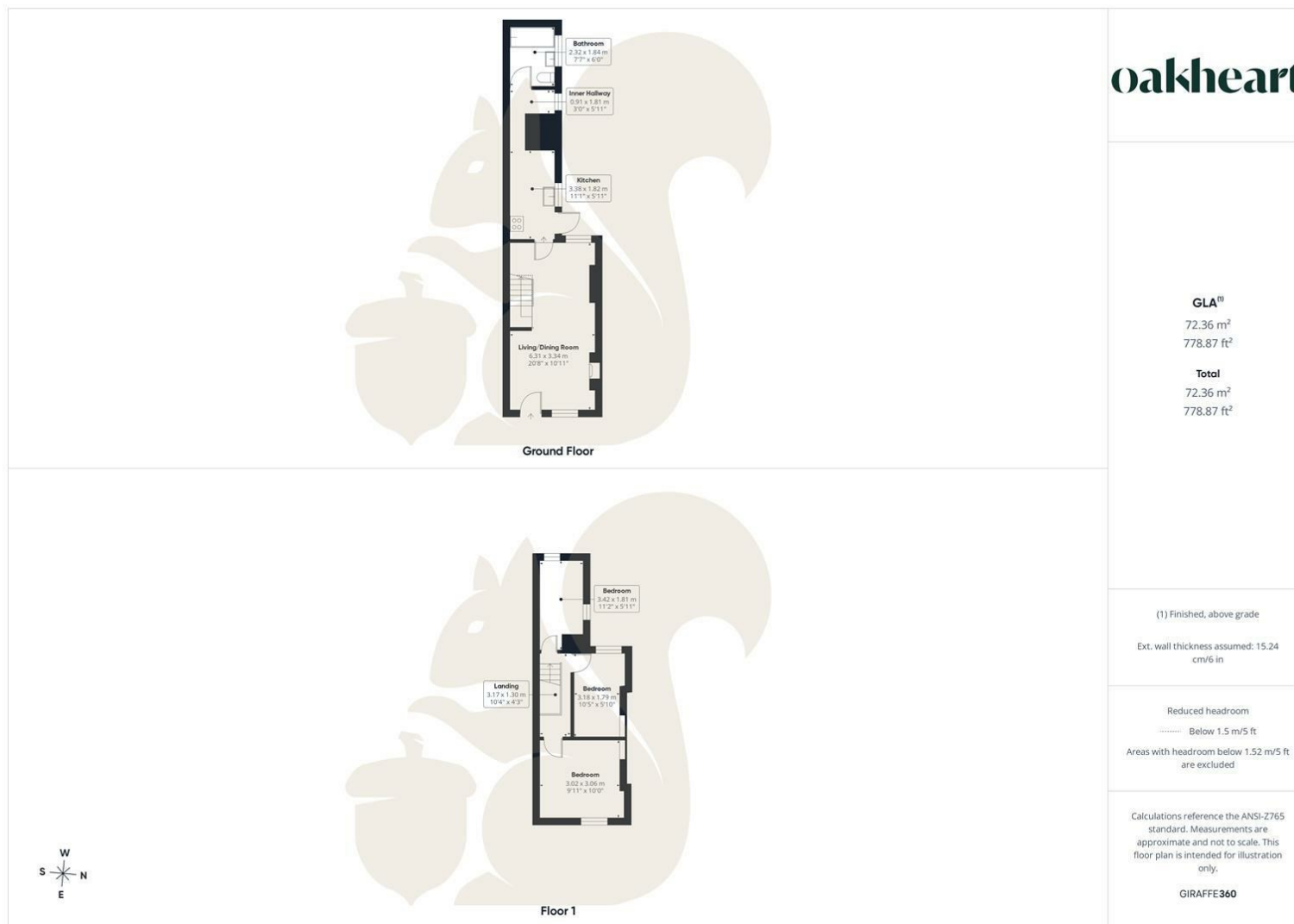
Available now. Early viewing is highly recommended.











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GLA[®]
72.36 m²
778.87 ft²

Total
72.36 m²
778.87 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:

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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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