

oakheart

£325,000

Guide Price

Friday Wood Green, Colchester

Guide Price £325,000 - £350,000

Situated in the highly desirable Friday Wood Green area of Colchester (CO2), with great access to the green at the back of the property alongside beautiful walks across the ever popular Friday Woods. Is this well-presented three-bedroom home offers spacious and practical accommodation arranged over two floors, ideal for families, first-time buyers or investors alike.

Presented to a good standard throughout, the ground floor comprises a welcoming entrance with a cloakroom, a generous living room and a well-proportioned kitchen providing ample worktop and storage space. To the rear, a bright sunroom offers additional reception space overlooking and providing

access to the garden — perfect for dining, relaxing or use as a playroom or home office.

Upstairs, the property benefits from three well-balanced bedrooms, including two comfortable doubles and a good-sized single room, alongside a modern family bathroom. The layout is both practical and thoughtfully arranged, making excellent use of the overall space.

Externally, the property enjoys a low-maintenance rear garden with no grass, designed for ease of upkeep and year-round enjoyment. In addition, there is the added benefit of a garage, providing secure parking or valuable storage

space.

Friday Wood Green is a popular residential area to the south of Colchester, offering excellent access to local amenities, schooling and transport links. The property is conveniently positioned for Colchester City Centre, retail parks and a range of restaurants and leisure facilities. Well-regarded primary and secondary schools are nearby, and there are good road links via the A12 providing access to Chelmsford, Ipswich and beyond. Colchester Town and Colchester North stations offer mainline services to London Liverpool Street.











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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

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