

oakheart

£425,000

Guide Price

Hamilton Road, Colchester





Guide Price: £425,000 – £450,000.

Positioned along the highly sought-after Hamilton Road in Colchester, this spacious three-bedroom semi-detached home presents a rare opportunity to acquire a property with the distinct advantage of a private driveway and secure garage. Ideally located within easy reach of Hamilton Primary School, a selection of highly regarded

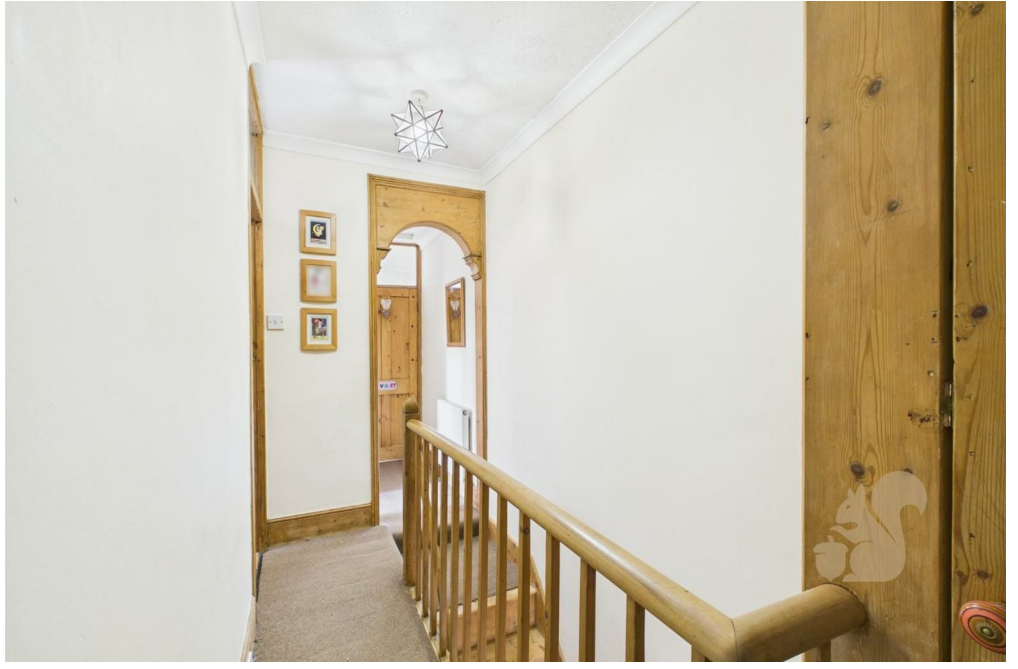
secondary schools, Colchester City Centre, and Colchester Town Station—offering direct services to London Liverpool Street—this home perfectly balances convenience with character.





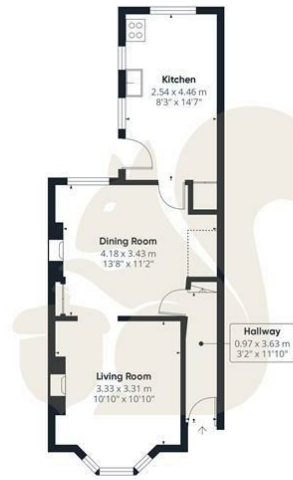












Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

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Approximate total area<sup>(1)</sup>

89.5 m<sup>2</sup>  
961 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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:  
D

### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                        |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          |           |                                                                                                                  |
| (81-91) <b>B</b>                            |           |                                                                                                                  |
| (69-80) <b>C</b>                            |           | <b>74</b>                                                                                                        |
| (55-68) <b>D</b>                            |           |                                                                                                                  |
| (39-54) <b>E</b>                            | <b>44</b> |                                                                                                                  |
| (21-38) <b>F</b>                            |           |                                                                                                                  |
| (1-20) <b>G</b>                             |           |                                                                                                                  |
| Not energy efficient - higher running costs |           |                                                                                                                  |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>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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