

oakheart

£375,000

Guide Price

Tollgate Drive, Stanway



Guide Price: £375,000 - £400,000.

direct services into London Liverpool Street — ideal for commuters.

Situated in the ever-popular area of Stanway, this spacious and beautifully presented three bedroom link-detached family home enjoys a prime position on Tollgate Drive. The property offers convenient access to highly regarded local primary and secondary schools, Stane Retail Park, the A12 and Marks Tey Train Station, providing



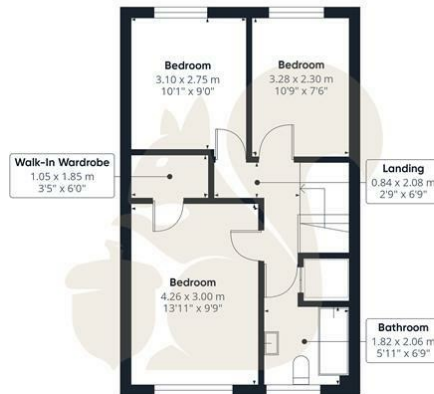








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area⁽¹⁾

107.7 m²
1158 ft²

(1) Excluding balconies and terraces

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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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