

oakheart

£325,000

Guide Price

Dapifer Close, Colchester



GUIDE PRICE: £325,000 - £350,000.

A spacious three bedroom, two bathroom semi-detached home offering just under 1,200 sq ft of well-planned living accommodation, complete with parking, a garage and a low maintenance rear garden. Situated on Dapifer Close, the property enjoys a highly convenient position close to Abbey Fields, Colchester City Centre and Colchester Town Station, which offers direct trains into London Liverpool Street.

The ground floor accommodation begins with a welcoming entrance hall, providing access to a downstairs WC and a comfortable living room, complete with patio doors opening directly onto the rear garden. Further along the hallway is a generous open plan kitchen, dining and living area, creating a fantastic sociable space for everyday living and entertaining. The kitchen itself offers an abundance of cupboard and worktop space, while the room also benefits from an additional storage cupboard and a further door leading out to the garden.

To the first floor, the landing provides access to the loft and a built-in storage cupboard. The principal bedroom is a well-proportioned double room, benefiting from fitted wardrobes and its own en-suite shower room. There are two further double bedrooms, one of which also features built-in wardrobes, along with a modern family bathroom.

Externally, the property enjoys an enclosed, low maintenance patio garden, with a rear gate providing access to the garage. The garage benefits from power and an up and over door, with parking situated directly in front.











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Main building GLATM

107.21 m²
1154.05 ft²

Main building total

107.21 m²
1154.05 ft²

Building 2 total

15.74 m²
169.46 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

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:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

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