

oakheart



£325,000

Asking Price

Peldon Crescent, Peldon, Colchester

Offered with no onward chain, this well-presented two double bedroom end-terrace home is situated in the highly sought-after village of Peldon, enjoying attractive countryside views, spacious accommodation, and excellent potential for future expansion.

The ground floor comprises a welcoming kitchen/diner, ideal for both everyday living and entertaining, complemented by a separate utility room and a convenient downstairs cloakroom. The bright and practical layout provides excellent functionality

for modern family life.

To the first floor, there are two generously sized double bedrooms and a contemporary shower room.

Externally, the property enjoys a beautifully positioned south-facing rear garden backing onto open fields, creating a wonderful rural outlook. As an end-terrace property, it also offers excellent potential to extend, subject to the necessary planning

permissions and consents. Further benefits include a car port and off-road parking for two vehicles.

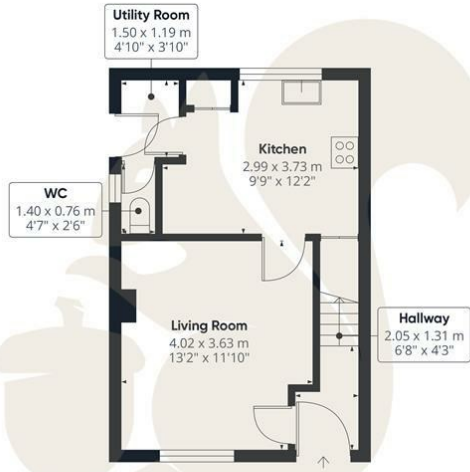
Combining village charm with practical living space, countryside surroundings, and scope to further enhance, this attractive home presents an excellent opportunity for first-time buyers, down sizers, investors, or those seeking a chain-free move.











Ground Floor Building 1



Floor 1 Building 1



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**GLA<sup>TM</sup>**  
68.62 m<sup>2</sup>  
738.6 ft<sup>2</sup>

**Total**  
68.62 m<sup>2</sup>  
738.6 ft<sup>2</sup>

(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:

Tenure:  
Freehold

Council Tax Band:  
B

**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.

Oakheart Mersea  
01206 382191  
mersea@oakheart.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

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