

oakheart

£500,000

Guide Price

Athelstan Road, Colchester



Guide Price: £500,000 - £525,000.

Offered to the market for the first time in over 46 years, this spacious three/four bedroom detached family home presents an exceptional opportunity for buyers seeking a property with ample space and an abundance of potential. Positioned on the ever desirable Athelstan Road, just off Maldon Road in Colchester, the home is ideally located for

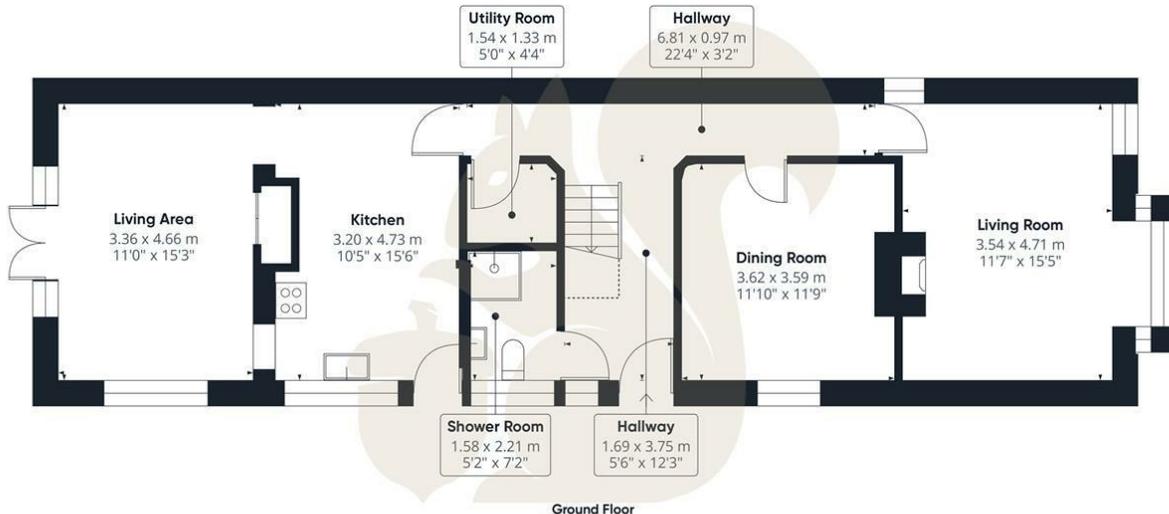
Hamilton Primary School, multiple high-performing secondary schools, Colchester City Centre, and Colchester Town Station, providing direct services into London Liverpool Street. The property is further enhanced by being offered with no onward chain.











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Approximate total area⁽¹⁾

140.5 m²
1514 ft²

Reduced headroom

1.4 m²
15 ft²

(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:

E

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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