

oakheart



£325,000

Guide Price

Richard Day Walk, Colchester

Guide Price £325,000 to £350,000

Offered to the market with no onward chain, this spacious and beautifully presented four bedroom townhouse provides versatile accommodation arranged across three floors, making it an ideal home for growing families, professionals or those seeking generous living space in a convenient South Colchester location.

The property offers a bright and welcoming atmosphere throughout, beginning with a spacious living room that provides the perfect setting for relaxing or entertaining. The modern fitted kitchen is thoughtfully designed

with ample cupboard and worktop space, while the adjoining dining area creates a sociable hub for everyday family life and hosting guests.

The impressive principal bedroom benefits from excellent built in storage and a stylish en suite bathroom, creating a comfortable and private retreat. The remaining bedrooms are all well proportioned and offer flexibility for children, guests, home working or hobbies. A contemporary family bathroom and an additional ground floor shower room further enhance the practicality of the home.

Externally, the property continues to impress with a private south facing rear

garden designed for low maintenance living, ideal for outdoor dining, relaxing and enjoying the warmer months. The home also benefits from a garage complete with power, lighting and a crocodile roller shutter, alongside a car port and additional off road parking for up to three vehicles.

Conveniently positioned within easy reach of local shops, schools, amenities and excellent transport connections, this superb home combines space, practicality and location, offering a fantastic opportunity to secure a stylish property in one of South Colchester's most convenient residential areas.



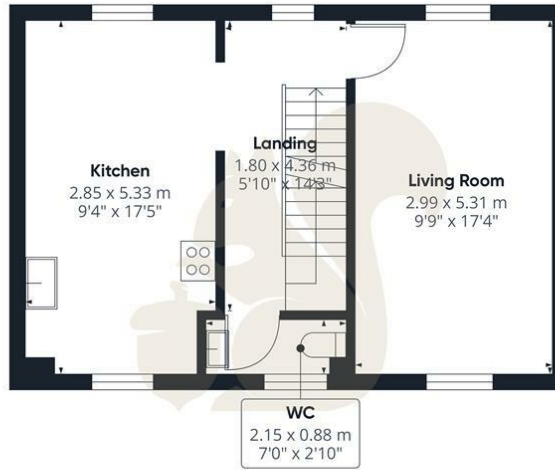




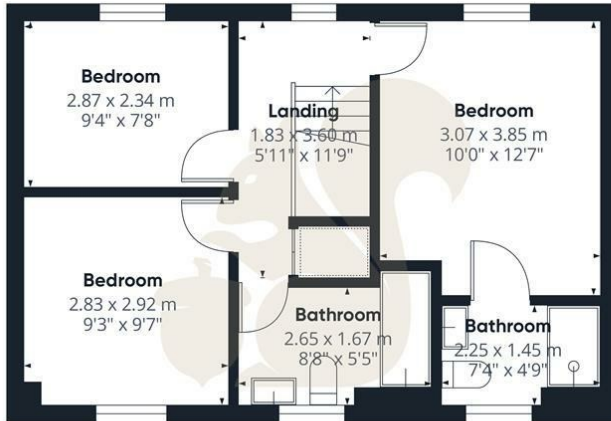




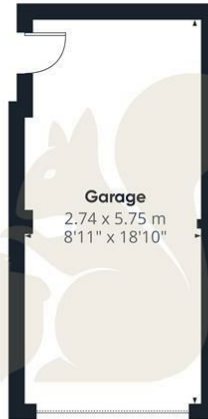
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

115.1 m<sup>2</sup>  
1240 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 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:  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>77</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.

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