

oakheart



£325,000

Guide Price

Woodfield End, Layer-De-La-Haye

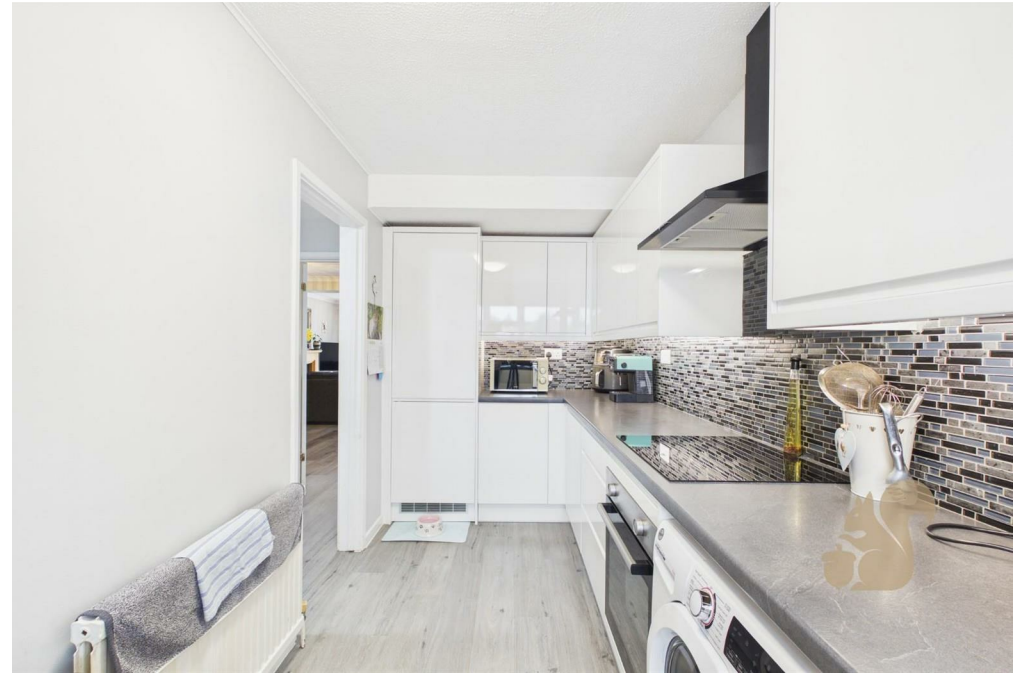
Guide Price - £325,000 - £350,000

offering easy access into Colchester city centre and Mersea Island.

A deceptively spacious and well-presented three bedroom terraced home, ideally situated on Woodfield End in the highly sought-after village of Layer-de-la-Haye. The property enjoys a convenient position within close proximity to Layer-de-la-Haye C of E Primary School, the village shop and two highly regarded public houses, while also











**oakheart**

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

99.3 m<sup>2</sup>  
1069 ft<sup>2</sup>

(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:

C

**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>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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 Colchester  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**