

oakheart

£450,000

Guide Price

Pampas Close, Colchester



Guide Price: £450,000 - £475,000.

Situated on the ever-popular Pampas Close in the sought-after Highwoods area of Colchester, this spacious and well-presented four bedroom, two bathroom detached family home offers an ideal blend of modern living and convenience. The property is perfectly positioned within close proximity to Gilbert Secondary School, the Northern Gateway Leisure & Retail Park, Colchester General Hospital, the A12, and Colchester North Station, providing direct rail links to London Liverpool Street.



















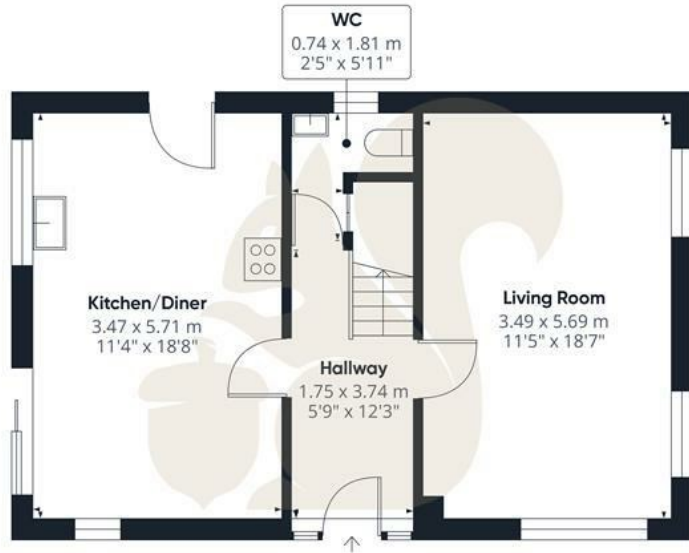




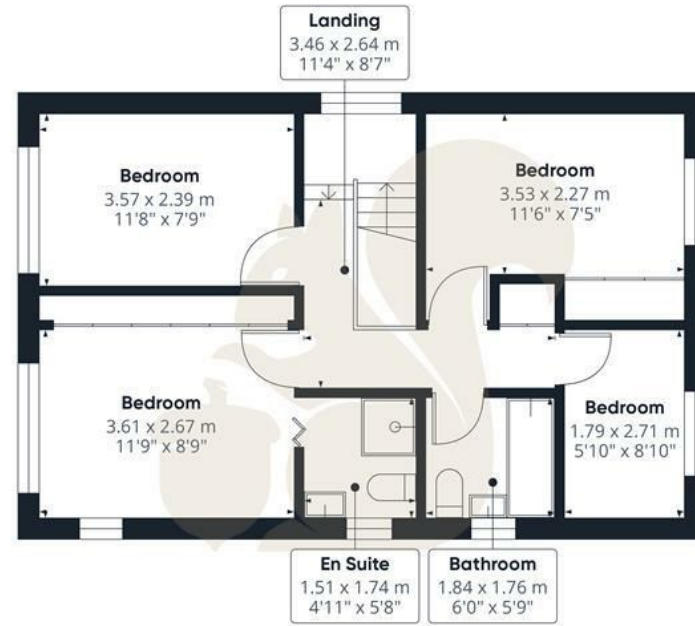




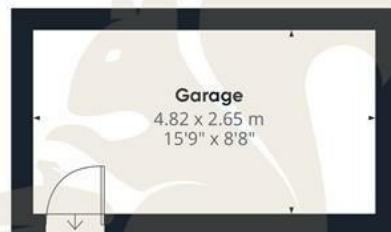




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

## Main building GLA<sup>m</sup>

103.69 m<sup>2</sup>

1116.07 ft<sup>2</sup>

## Main building total

105.55 m<sup>2</sup>

1136.11 ft<sup>2</sup>

## Building 2 total

14 m<sup>2</sup>

150.67 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.

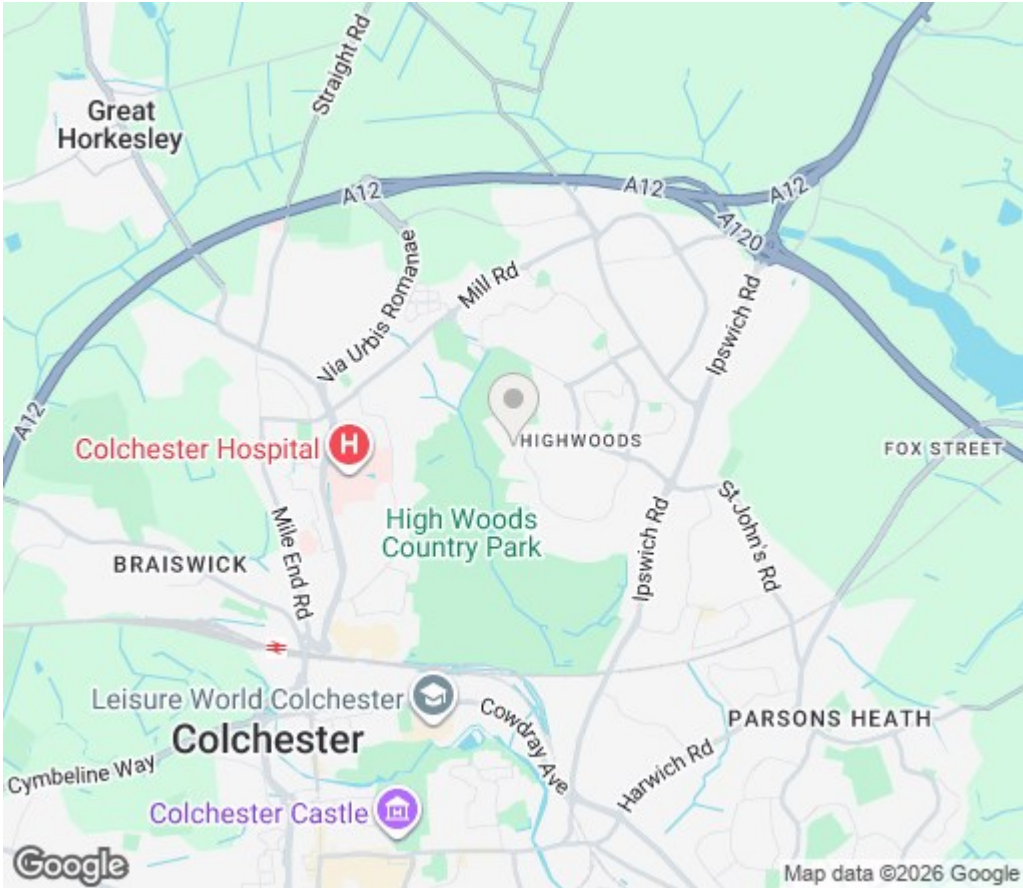
GIRAFFE360



Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E



## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                            |
|---------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                      |
| (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>                             |                            |                                                                                      |
| Not energy efficient - higher running costs |                            |                                                                                      |
| <b>England &amp; Wales</b>                  | EU Directive<br>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

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