oakheart

£425,000

Guide Price

Audley Road, Colchester

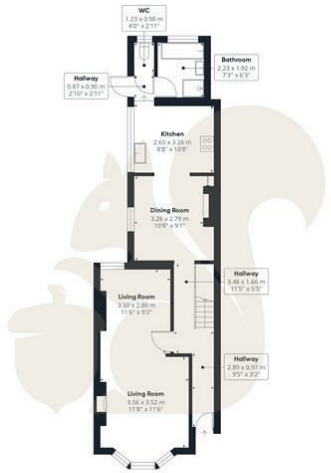
GUIDE PRICE: £425,000 - £450,000.

Situated on the highly sought-after Audley Road in Colchester, this spacious four-bedroom semi-detached home is arranged over three floors and offers generous and versatile accommodation throughout. Ideally positioned within walking distance of Colchester city centre, the property enjoys convenient access to an excellent range of shopping, leisure and recreational facilities, whilst also being perfectly located for some of the county's most highly regarded schools, including St. Mary's School for Girls, Hamilton Primary School and the Royal Grammar School. Colchester's mainline railway station, with direct links to London Liverpool Street, is also within easy reach, along with convenient access to the A12.

The accommodation begins with an inviting entrance hall featuring an understairs storage cupboard. To the front of the property is a spacious bay-fronted living room centred around an attractive fireplace and opening into an additional reception area, creating a superb space for both relaxing and entertaining. The separate dining room leads through to a modern fitted kitchen, while the ground floor further benefits from a family bathroom, separate WC and a door providing access to the rear garden.

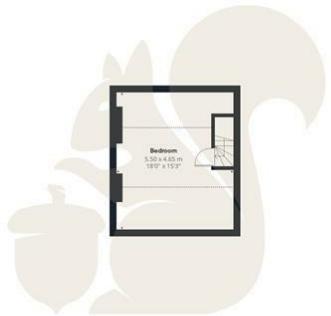
To the first floor, the landing gives access to three well-proportioned bedrooms, all offering ample space for family living. Occupying the second floor is a further generous double bedroom, ideal as a principal suite, guest room or home office space.

Externally, the property enjoys a generous rear garden commencing with a patio seating area, with the remainder mainly laid to lawn and enclosed by wooden panel fencing, complemented by a variety of mature trees and shrubs. To the front, there is a lawned garden with steps leading to the entrance door, while on-street parking is available.



Ground Floor

Floor 1



Floor 2

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GLA[1]

109.32 m²
1176.66 ft²

Total

120.86 m²
1300.94 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

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:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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