

oakheart

£500,000

Guide Price

Crome Close, Colchester

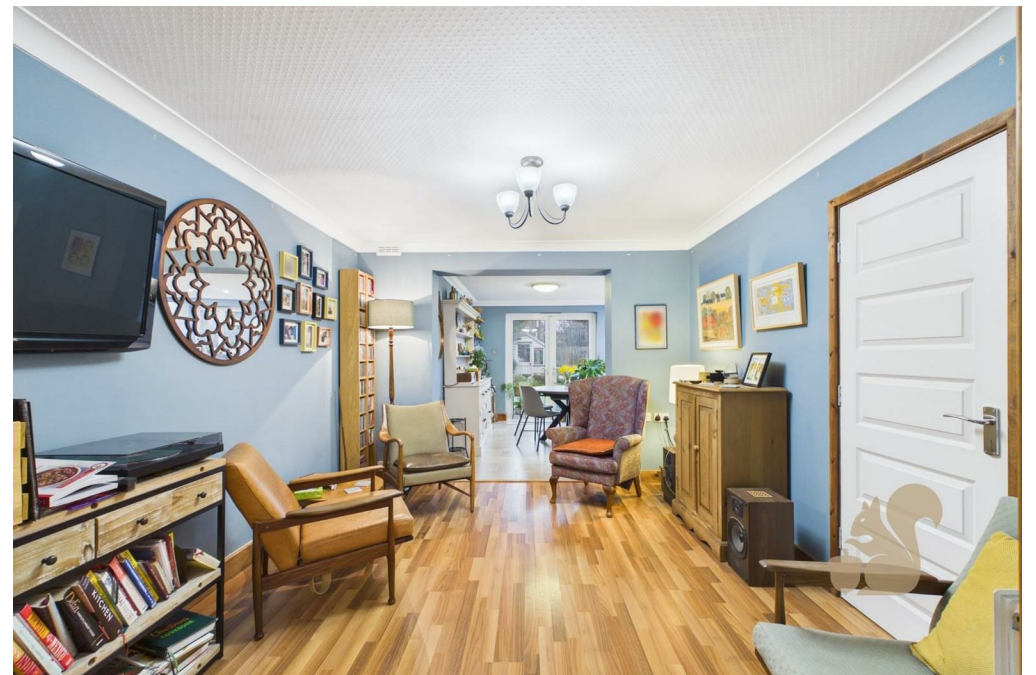
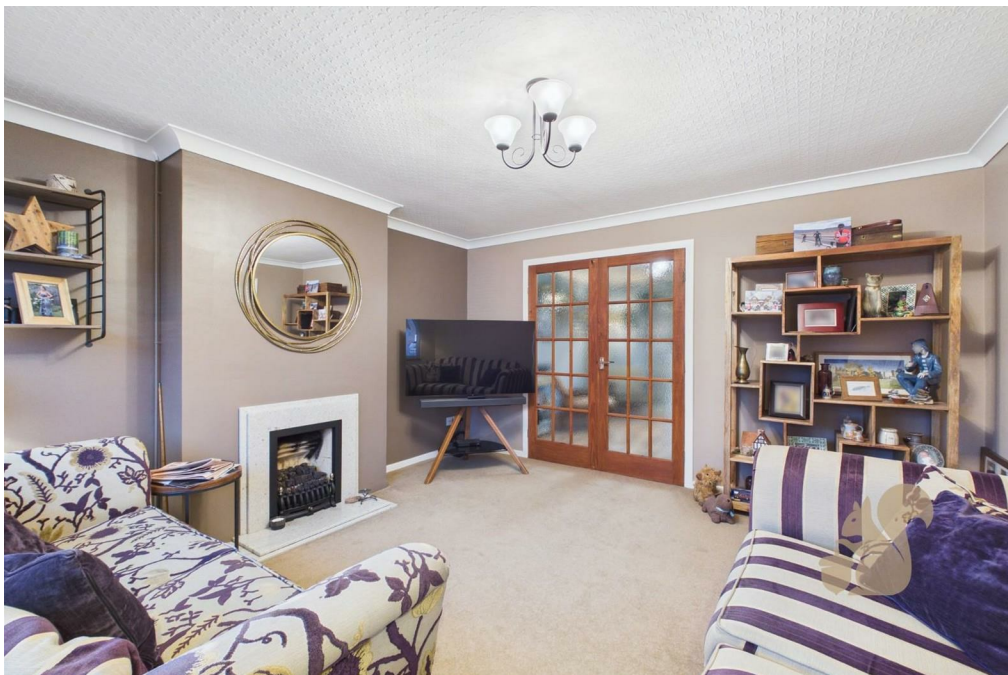


Guide Price: £500,000 - £525,000.

This double storey extended and immaculately presented five-bedroom, three-bathroom semi-detached family home is arranged over three floors, including a substantial loft conversion, and offers just under 2,000 sq ft of internal accommodation. Situated on the quiet cul-de-sac of Crome Close in the highly regarded Prettygate area of Colchester, the property enjoys convenient access to high-performing primary and secondary schools, local amenities and excellent transport links. The home has remained within the same generational family ownership since it was built in the 1960s, adding a rare sense of history and pride of ownership.



















Ground Floor



Floor 1



Floor 2



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

178.3 m<sup>2</sup>

1921 ft<sup>2</sup>

Reduced headroom

5.9 m<sup>2</sup>

63 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:  
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>                                   |                            |                                                                                      |
| (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<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

Oakheart Colchester

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