

oakheart



£525,000

Offers In Excess Of
Barbour Gardens, Colchester



Positioned at the end of a peaceful cul-de-sac within the ever-popular Gosbecks area of Colchester, this beautifully maintained and generously proportioned four-bedroom, two-bathroom detached family home offers the perfect blend of space, comfort, and practicality – ideal for modern family living.

The property boasts three reception rooms, a large

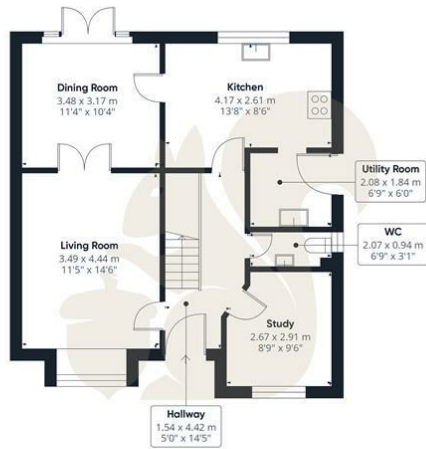
enclosed rear garden, private front driveway with space for multiple vehicles, and an integral garage – all within close reach of local schools, amenities, and green open spaces.











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Approximate total area⁽¹⁾
132.5 m²
1426 ft²



(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:
F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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