

oakheart



£300,000

Guide Price

Spring Lane, Eight Ash Green, Colchester

Guide Price: £300,000 - £325,000

Offered with no onward chain and situated on Spring Lane in the desirable village of Eight Ash Green, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on their next home.

The ground floor accommodation comprises a generous living/dining room, providing a versatile space for both relaxing

and entertaining, alongside a separate kitchen with scope for redesign. The layout also offers access to an integral garage, ideal for storage or adding further potential for conversion if desired.

To the first floor, there are three bedrooms, including a good-sized principal bedroom, along with a family bathroom and landing area.

Externally, the property benefits from a rear garden which is mainly laid to lawn. A side courtyard provides an ideal space for outdoor seating. To the front, a driveway offers off-road parking for multiple vehicles.

Offered with fantastic scope for improvement, this property is ideal for those seeking a end of chain property in a sought-after village setting with convenient access to local amenities such as Stane Retail Park and ideal transports links with Marks Tey Station and the A12 only a short drive away.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(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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