

oakheart



£325,000

Guide Price

Cape Close, Colchester



Guide Price: £325,000 - £350,000.

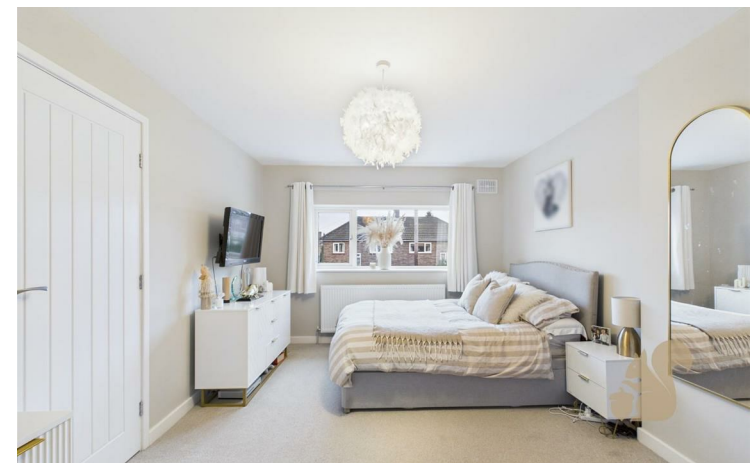
Situated on the ever-popular Cape Close in the desirable Prettygate area of Colchester, this well-presented three bedroom semi-detached home offers excellent access to local primary and secondary schools, everyday amenities, and transport links—making it ideal for families and professionals alike.

The property welcomes you with an entrance hall featuring a useful storage cupboard and additional downstairs storage. A modern downstairs shower room is fitted with a shower cubicle, WC, and wash basin. To the rear, a spacious living and dining area enjoys an abundance of natural

light from a large front-facing window and patio doors opening directly onto the rear garden. The recently fitted modern shaker-style kitchen provides ample cupboard and worktop space, complemented by a separate utility room with space for both a washing machine and tumble dryer. A door from the utility room offers convenient access to the garden.

The first-floor landing provides loft access and leads to three well-proportioned bedrooms. The principal bedroom is a generous double with a large built-in cupboard. The second bedroom is also a double and benefits from a storage cupboard, while the third single bedroom—currently used as a dressing room—features a cupboard over the stairs.

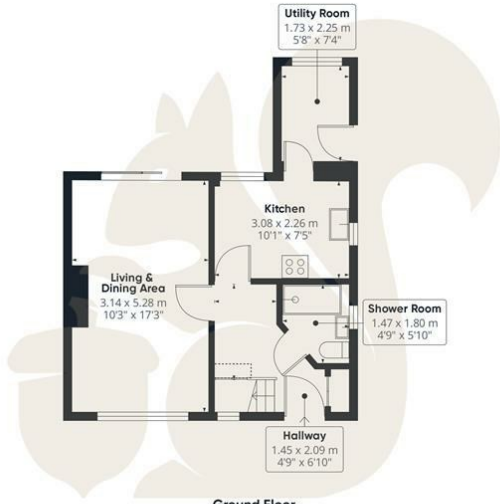
Externally, the property boasts a good-sized, enclosed and landscaped rear garden, thoughtfully arranged with sleek porcelain tiling, a lawn area, and a stoned side walkway. To the rear is an additional porcelain-tiled seating area with a shed, and the garden also benefits from side access. To the front, a large driveway provides ample off-road parking for multiple vehicles.



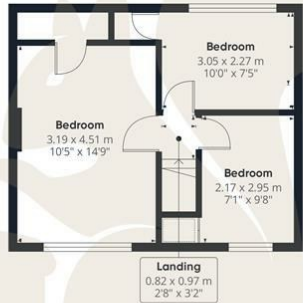








Ground Floor



Floor 1



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

66.9 m<sup>2</sup>  
721 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 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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