



Parr Drive, Colchester, CO3 9EP

Guide Price £415,000

 4  1  2



- Four-bedroom semi-detached home in a desirable area
- Downstairs WC and utility room
- Family bathrooms.
- Over 100ft established garden
- Finished to a high standard throughout
- Large lounge and L-shaped kitchen breakfast area
- Main bedroom with dressing room and walk-in wardrobe
- Off-road parking for several vehicles
- Double-glazed with gas central heating
- Viewing highly recommended



A spacious and extended four-bedroom semi-detached family home situated in the highly sought-after Par Drive area on the west side of Colchester. Offering an L-shaped kitchen/breakfast room, generous lounge, downstairs utility and cloakroom, three double bedrooms, one single, a walk-in wardrobe and dressing area to bedroom one, plus a stunning 100ft+ established rear garden and parking for several vehicles. Located close to excellent schools and local amenities.



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

102.5 ft<sup>2</sup>

97.5 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the EBCS (MCS) 3C standard. Measurements are approximate and not to scale. This floor plan is for illustrative purposes only.

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## 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>	78	
(55-68) <b>D</b>	67	
(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	

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