

oakheart

£300,000

Guide Price

Friday Wood Green, Colchester

Guide Price £300,000 to £325,000

Offered to the market with no onward chain, this beautifully positioned three bedroom home enjoys an enviable setting within the highly sought after Friday Wood Green area of Colchester, backing directly onto open green space and just moments from the stunning Friday Woods, ideal for scenic walks, cycling and family days out.

Well presented throughout, the property offers spacious and versatile accommodation across two floors, making it perfectly suited to families, first time buyers or investors seeking a home in one of South Colchester's most desirable locations.

The ground floor begins with a welcoming entrance hall and convenient cloakroom,

leading through to a generous living room that provides a comfortable and inviting space for both relaxing and entertaining. The well proportioned kitchen offers ample worktop and cupboard space, while to the rear, a bright and airy sunroom creates valuable additional living accommodation with views across the garden. This flexible space is ideal as a dining area, playroom, home office or second sitting room.

Upstairs, the property continues to impress with three well balanced bedrooms, including two generous doubles and a spacious single bedroom, all complemented by a modern family bathroom.

Externally, the rear garden has been thoughtfully designed for low maintenance living while still providing a private and enjoyable outdoor space throughout the year. The

property also benefits from a garage, offering secure parking or excellent additional storage.

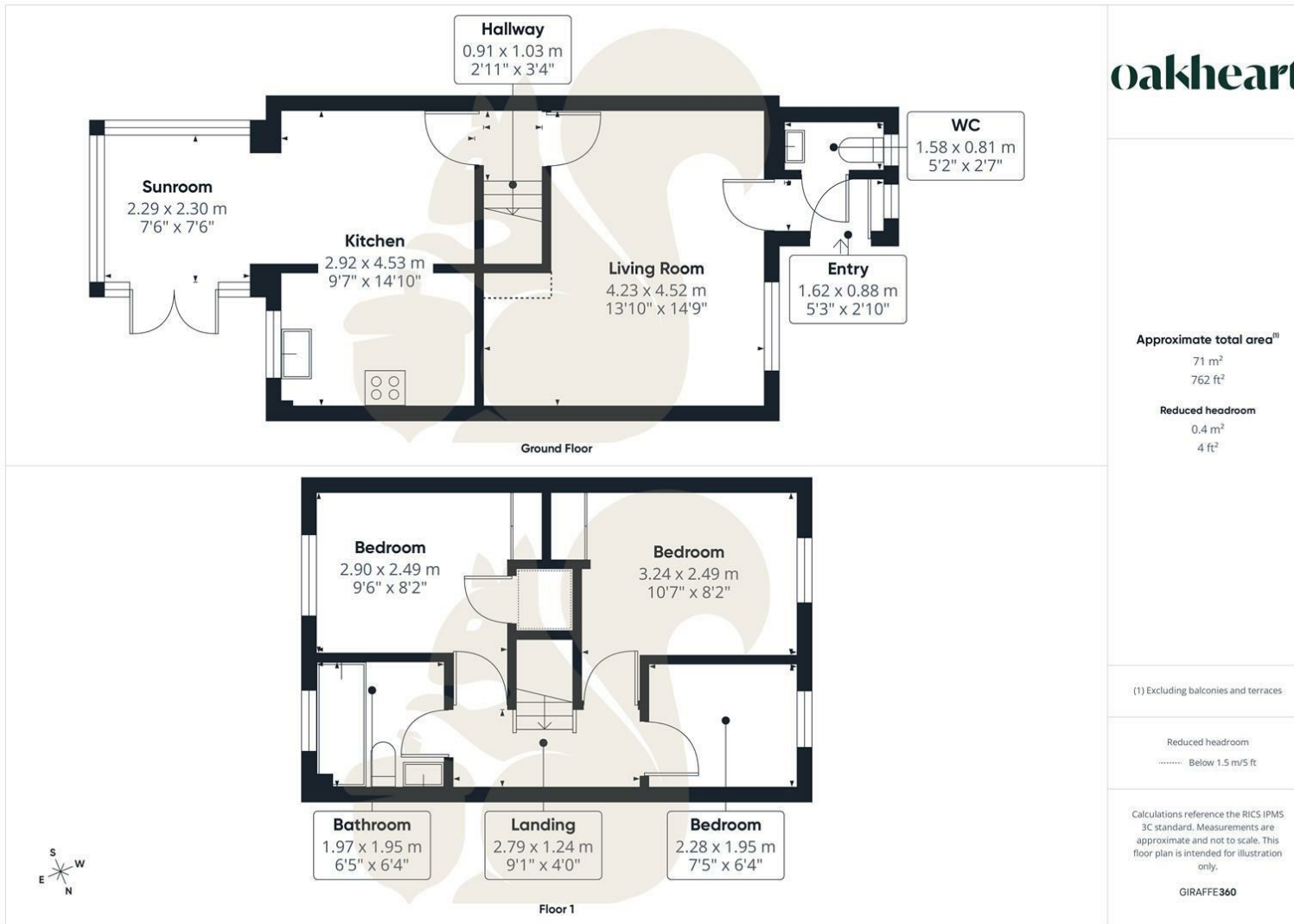
Friday Wood Green remains one of Colchester's most popular residential areas thanks to its superb blend of open countryside and everyday convenience. Excellent local amenities, highly regarded schools, retail parks and leisure facilities are all close by, alongside excellent transport links including the A12 and mainline stations at Colchester Town and Colchester North with direct services to London Liverpool Street.











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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(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 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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