

oakheart



£300,000

Guide Price

Gosbecks Road, Colchester

GUIDE PRICE: £300,000 - £325,000.

Positioned on the ever-popular Gosbecks Road, this spacious and immaculately presented two/three-bedroom semi-detached home offers stylish and versatile accommodation throughout, complemented by a beautifully landscaped rear garden, garage, and off-road parking. Conveniently located within easy reach of highly

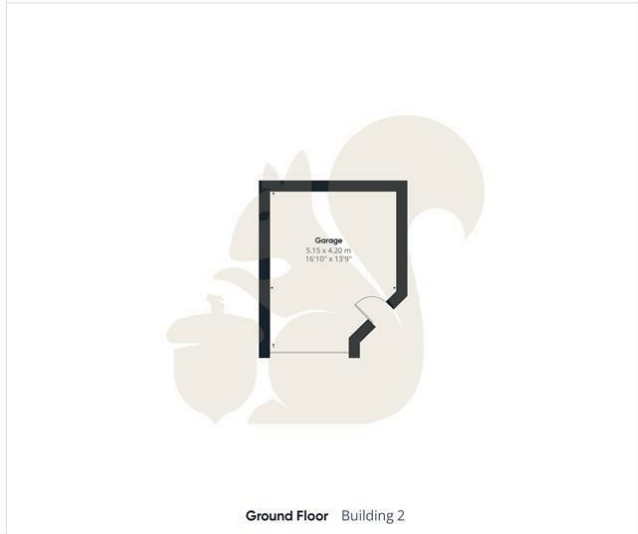
regarded primary and secondary schools, local amenities, and excellent transport links, this attractive home is offered to the market with no onward chain.











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**Main building GLA<sup>(1)</sup>**  
 89.75 m<sup>2</sup>  
 966.07 ft<sup>2</sup>

**Main building total**  
 89.75 m<sup>2</sup>  
 966.07 ft<sup>2</sup>

**Building 2 total**  
 21.53 m<sup>2</sup>  
 231.76 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom  
 ----- Below 1.5 m/5 ft  
 Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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.