

oakheart



£325,000

Spring Lane, Eight Ash Green, Colchester

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.

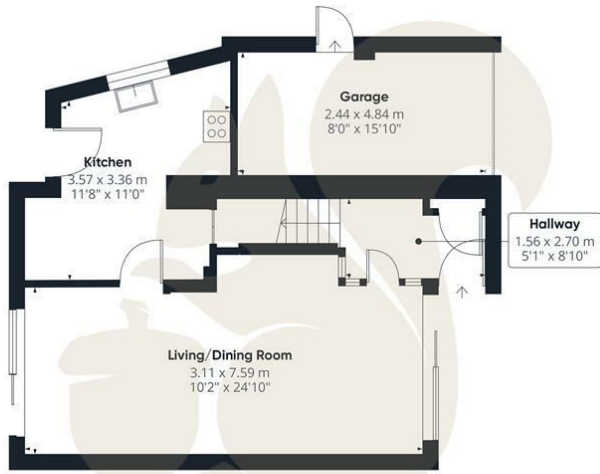
Offered with fantastic scope for improvement, this property is ideal for those seeking an end of chain property in a sought-after village setting with convenient access to local amenities such as Stane Retail Park and ideal transport links with Marks Tey Station and the A12 only a short drive away.



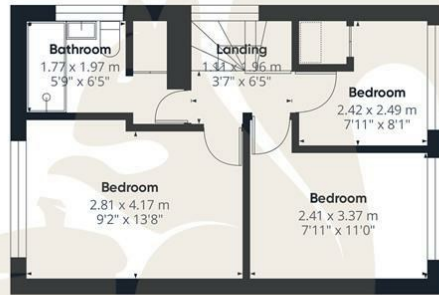








Ground Floor



Floor 1



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GLA^m
 90.1 m²
 969.81 ft²

Total
 101.81 m²
 1095.88 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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