

oakheart

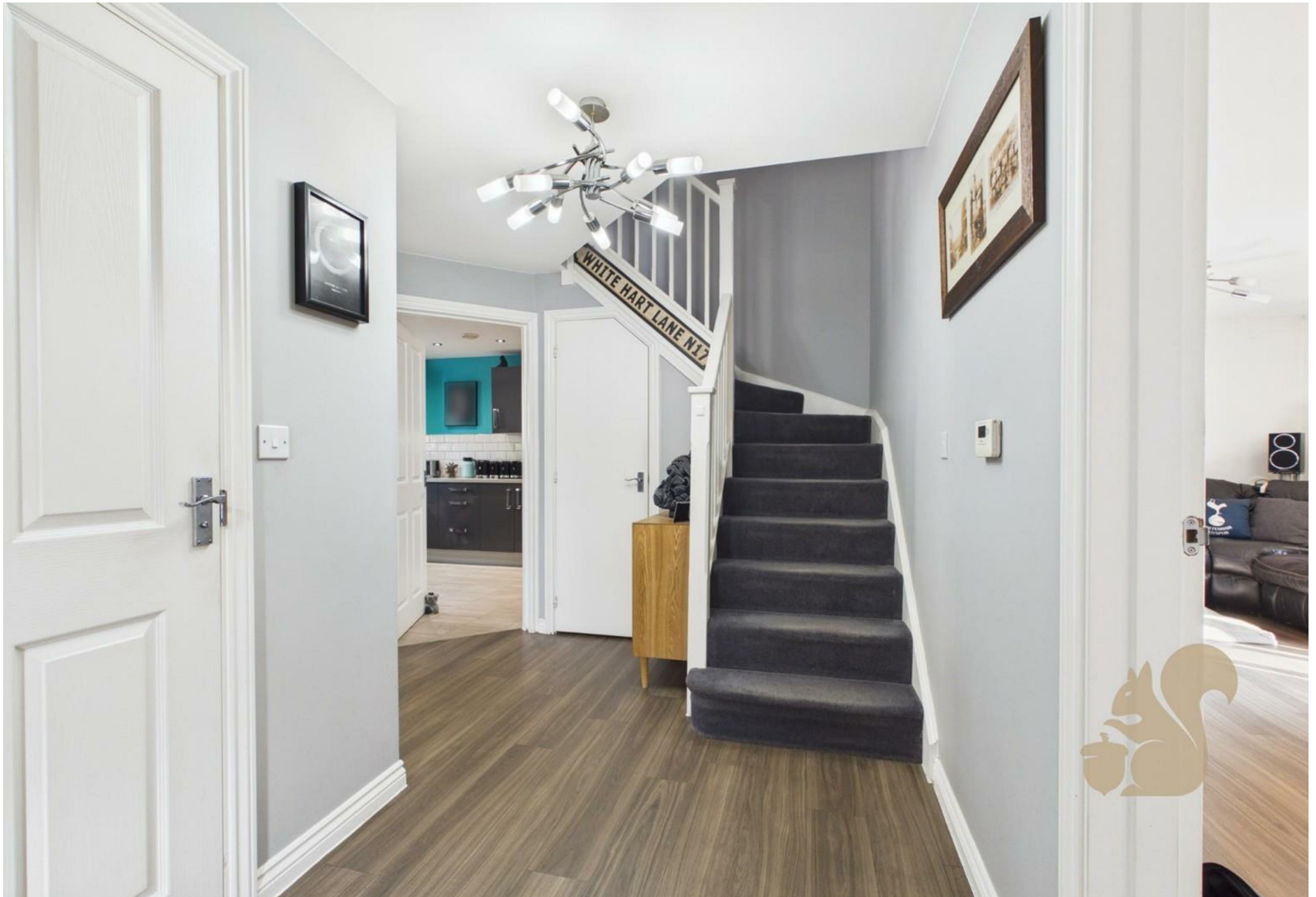


£500,000

Brigade Grove, Colchester

Offering over 1,300 sq ft of well presented accommodation, this spacious four bedroom detached family home combines generous living space with a larger than average rear garden, garage and versatile garden studio. Situated on Brigade Grove on the south side of Colchester, the property is ideally placed for families and commuters alike, with excellent access to local schools, Abbey Fields, Colchester City Centre and Colchester Town Station.









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Main building GLA[®]

124.3 m²
1337.98 ft²

Main building total

124.3 m²
1337.98 ft²

Bonus space

34.6 m²
372.43 ft²

(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:

E

Energy Efficiency Rating

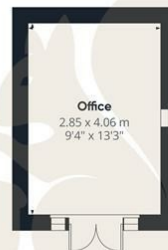
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

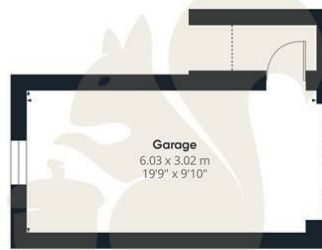


Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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