

oakheart



£550,000

Guide Price

Deben Road, Colchester



GUIDE PRICE: £550,000 - £575,000.

Situated in the ever-popular Parsons Heath area of Colchester and backing directly onto Welshwood Park, this spacious and beautifully presented four bedroom, two bathroom detached family home occupies a generous plot of approximately 0.22 of an acre, whilst offering excellent access to local primary and secondary schools, amenities

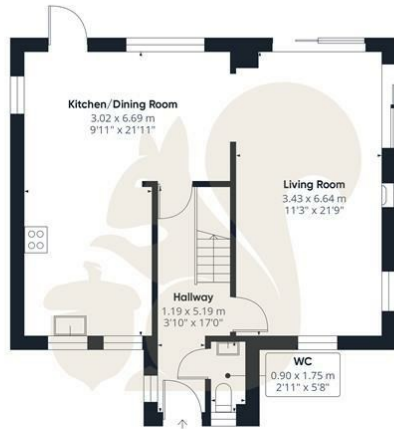
and transport links. Benefitting from expansive internal accommodation, a double garage and a wonderful rear garden, this impressive home is perfectly suited for modern family living.



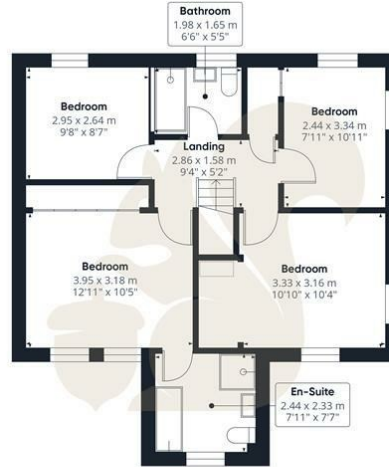




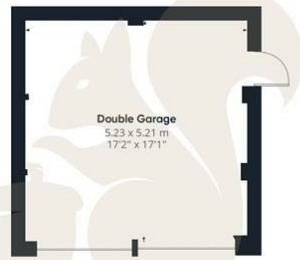




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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**Main building GLA<sup>TM</sup>**

127.65 m<sup>2</sup>  
1373.99 ft<sup>2</sup>

**Main building total**

127.65 m<sup>2</sup>  
1373.99 ft<sup>2</sup>

**Building 2 total**

29.33 m<sup>2</sup>  
315.72 ft<sup>2</sup>

(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:

E

**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>		
(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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