

oakheart

£325,000

Offers In Excess Of
Crome Close, Colchester

Situated on the ever-popular Crome Close in the highly desirable Prettygate area of Colchester, this spacious three-bedroom semi-detached home offers an abundance of potential and is being sold with no onward chain. Perfectly positioned for access to high-performing schools and local amenities, this property presents an ideal opportunity for families or investors alike.

The property welcomes you through a porch into a welcoming entrance hall, leading to a spacious living room. The kitchen benefits from a door providing side access, while the dining room opens via patio doors to the rear garden, offering a light and airy space for entertaining.

The first floor comprises a principal bedroom with built-in wardrobes, a further double bedroom with additional

built-in storage, a single bedroom, and a family bathroom.

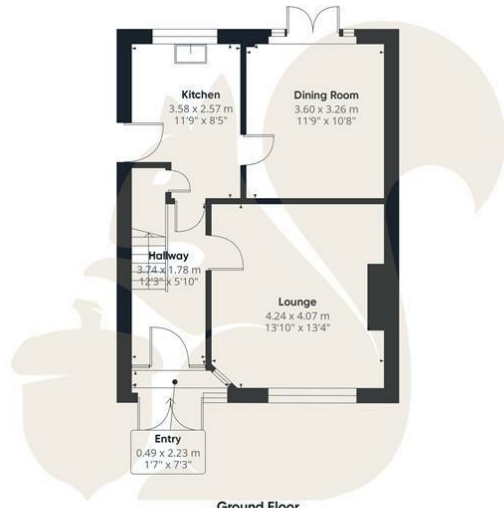
Externally, the property boasts a large rear garden with patio and a majority lawn area, ideal for outdoor living. To the front, there is ample off-road parking, with side access leading to a garage fitted with an up-and-over door.



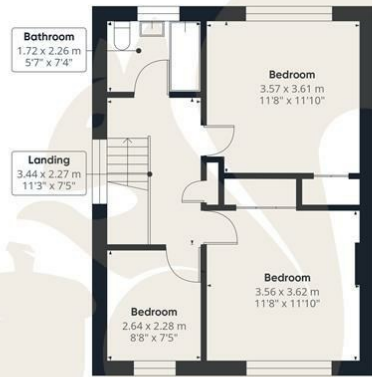








Ground Floor



Floor 1



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Approximate total area⁽¹⁾
91.2 m²
981 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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		78
(55-68) D	62	
(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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