

oakheart



£290,000

Asking Price

Broadlands Way, Colchester

Situated on Broadlands Way to the north of Colchester, this spacious three bedroom semi detached home offers just under 900 sq ft of well planned internal accommodation, with the added benefit of a driveway providing ample off road parking, a detached garage and no onward chain.

The property is well placed for access to a range of local primary and secondary schools, nearby amenities and convenient transport links, making it a practical choice for first time buyers,

families or investors alike.

The ground floor accommodation begins with an entrance hall, leading through to a generous living room. There is also a downstairs WC and a spacious kitchen diner, offering an excellent range of cupboard and worktop space, with direct access out to the rear garden.

To the first floor, the landing provides access to two well

proportioned double bedrooms, a further single bedroom with a built in overstairs cupboard, and a family shower room comprising a WC, wash basin and large walk in shower.

Externally, steps from the kitchen diner lead down to an enclosed and spacious rear garden, mainly laid to lawn with a patio area, ideal for outdoor dining and entertaining. The property further benefits from side access, a detached garage and a front driveway providing ample off road parking.












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>			
(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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