

oakheart



£525,000

Guide Price

Prettygate Road, Colchester



Guide Price: £525,000 - £550,000.

Positioned on the ever-popular Prettygate Road in the highly sought-after Colchester area of Prettygate, this spacious and well-presented four-bedroom, two-bathroom detached family home is offered to the market with no onward chain.

The property enjoys a prime residential location with easy access to well-regarded primary and secondary schools, local amenities, and excellent transport links, making it an ideal choice for growing families.









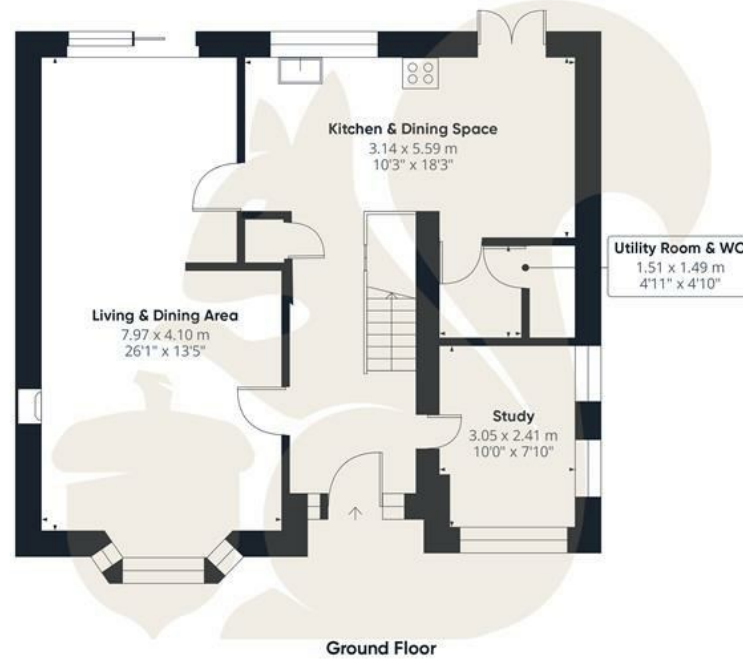








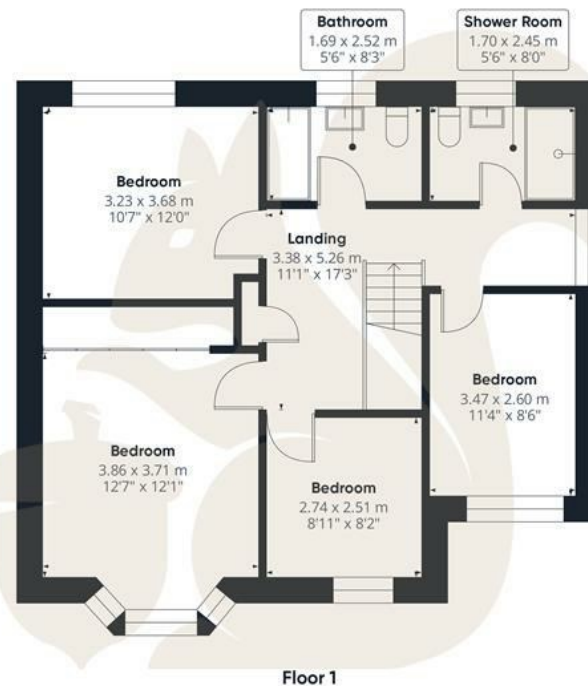
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Approximate total area⁽¹⁾

134.1 m²

1443 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:
E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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