

oakheart



£300,000

Guide Price

Joslin Close, Colchester

GUIDE PRICE: £300,000 - £325,000.

Situated within a private gated development in the sought-after Parsons Heath area of Colchester, this spacious and well-presented two bedroom semi-detached home offers stylish and modern accommodation throughout, whilst being conveniently positioned close to local primary and secondary schools, amenities and excellent transport links.

The ground floor begins with an inviting entrance hall featuring a useful understairs storage cupboard and ground floor WC. A bright and comfortable living room provides the perfect space to relax, whilst to the rear of the property is a spacious open plan kitchen/dining area. The kitchen itself boasts an abundance of cupboard and worktop space, integrated appliances and ample room for dining and entertaining, with patio doors opening directly onto the rear garden.

To the first floor, the landing provides loft access and leads to two

generous double bedrooms, alongside a spacious modern family bathroom comprising a bath, separate walk-in shower cubicle, WC and wash hand basin.

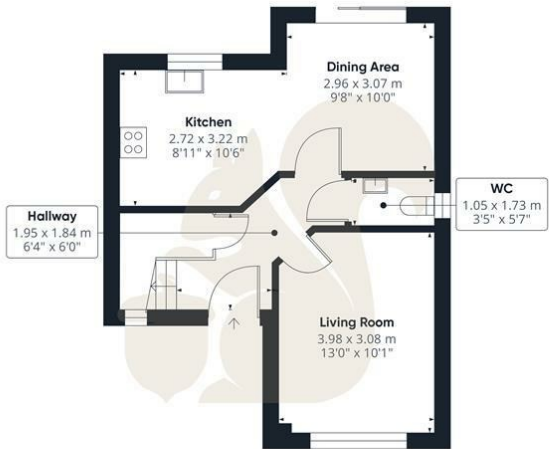
Externally, the property benefits from an enclosed and unoverlooked rear garden, predominantly laid to lawn with a good size patio seating area and side access. In addition, there is a single garage with off-road parking in front. The development itself is accessed via electric gates, offering an added sense of privacy and security.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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**Main building GLA™**

81.75 m<sup>2</sup>  
879.99 ft<sup>2</sup>

**Main building total**

81.75 m<sup>2</sup>  
879.99 ft<sup>2</sup>

**Building 2 total**

20.89 m<sup>2</sup>  
224.81 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:

C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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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