

oakheart

£325,000

Guide Price

Hugh Dickson Road, Colchester



GUIDE PRICE: £325,000 - £350,000.

Situated on Hugh Dickson Road in the North of Colchester, this spacious and immaculately presented three bedroom semi detached home offers well planned accommodation, a generous rear garden and convenient access to a range of local amenities.

The property is ideally positioned for Colchester City Centre, Colchester General Hospital and Colchester North Station, which provides direct rail links into London Liverpool Street.

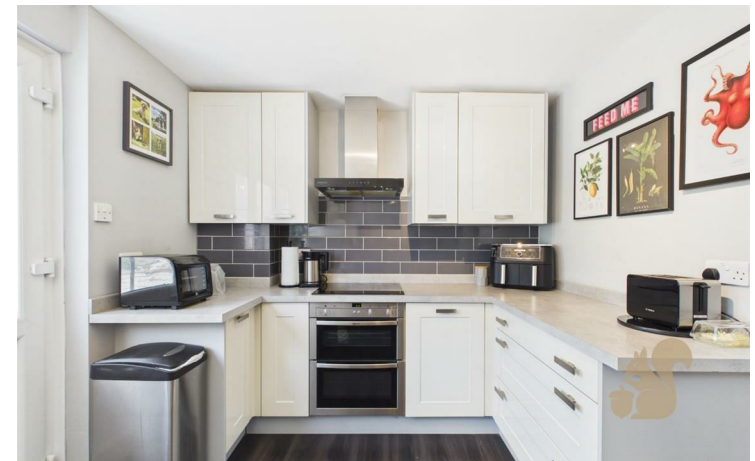
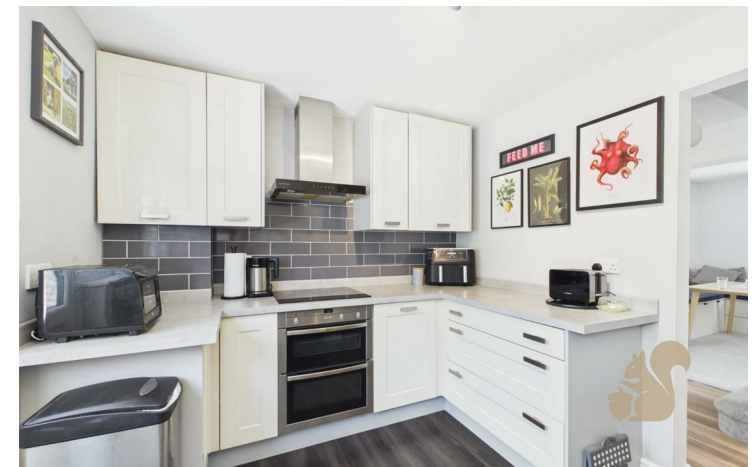
The accommodation begins with an entrance hall, with the spacious lounge and dining area positioned to the left. This well presented room benefits from a large front window, allowing plenty of natural light to flow through the space. To the right of the hall is a newly fitted kitchen, offering an array of cupboard and worktop space, with a door leading directly out to the rear garden.

To the end of the hallway, there is a useful storage cupboard and a modern family bathroom, comprising a bath with shower overhead, WC, wash basin and heated towel rail.

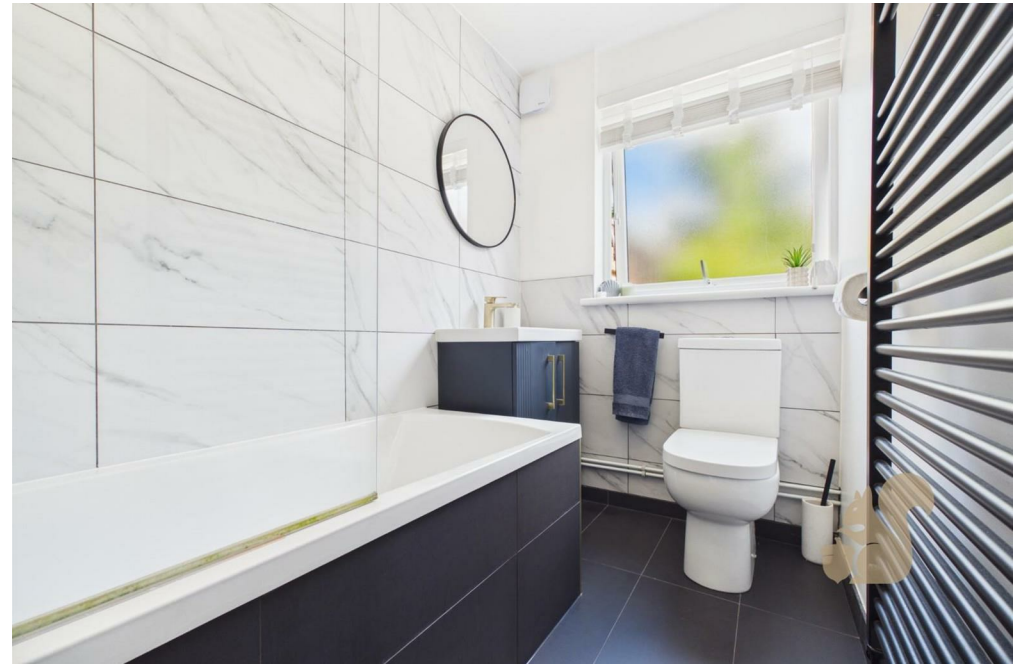
To the first floor, the landing provides access to three bedrooms. The principal

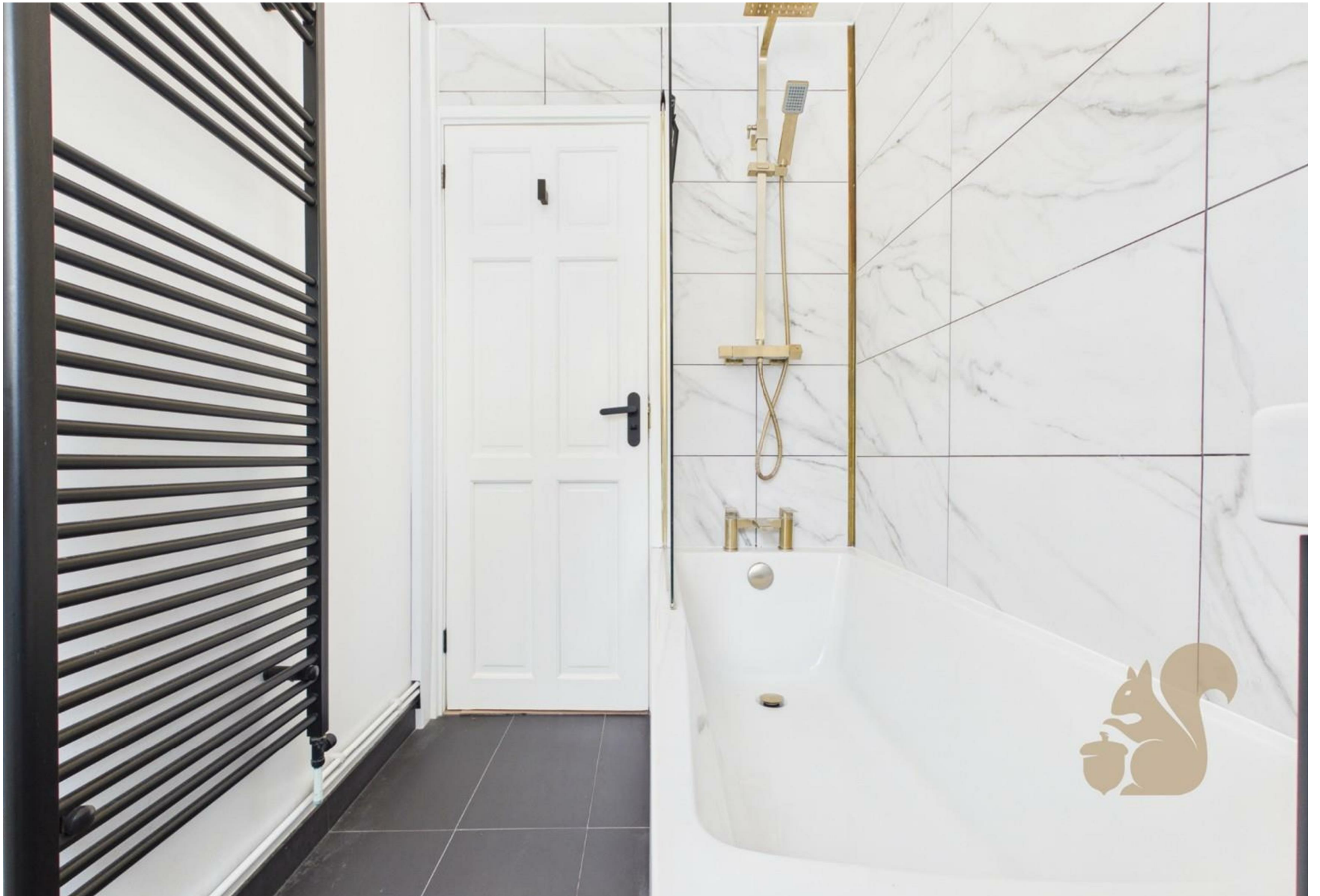
bedroom is a generous size and again benefits from a large front window, creating a bright and airy feel. There is also a further double bedroom and a larger than average single bedroom, currently used as a dressing room.

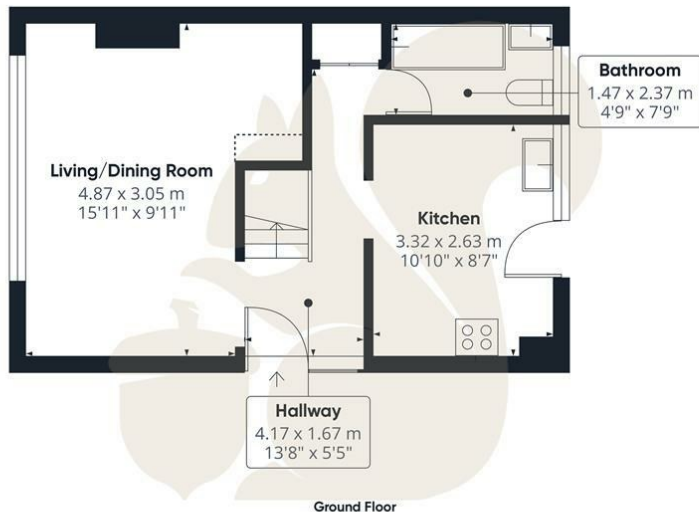
Externally, the property enjoys a good sized enclosed rear garden, beginning with an initial patio area as you step out from the kitchen, leading up to a raised lawn and a further patio area, ideal for al fresco dining. A shed is also positioned within the garden, while side access leads through to the front of the property. Permitted on street parking is available.



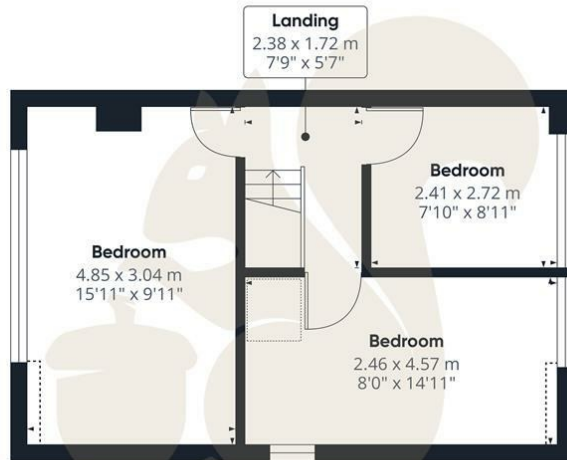








Ground Floor



Floor 1



oakheart

GLA[®]
78.32 m²
843.02 ft²

Total
78.32 m²
843.02 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

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) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart