

oakheart



£350,000

Offers In Excess Of  
Richard Day Walk, Colchester

This attractive four-bedroom townhouse, being sold with no onward chain, is ideally located to the south of Colchester, offering well-presented and spacious accommodation throughout. The property features a bright and inviting living room, a modern fully fitted kitchen, and a dining area that is perfect for both everyday family life and entertaining guests.

The generously sized principal bedroom benefits from an en-suite bathroom and ample storage space. The remaining

bedrooms are also well-proportioned, providing comfortable accommodation for family members or visitors. In addition, the property includes a family bathroom, a convenient downstairs shower room, and further storage throughout.

Externally, the home enjoys a low-maintenance, south-facing private garden, ideal for relaxing or dining outdoors during the warmer months. The property also benefits from a garage with power, lighting, and a crocodile roller shutter, as well as a car

port and off-road parking for up to three vehicles.

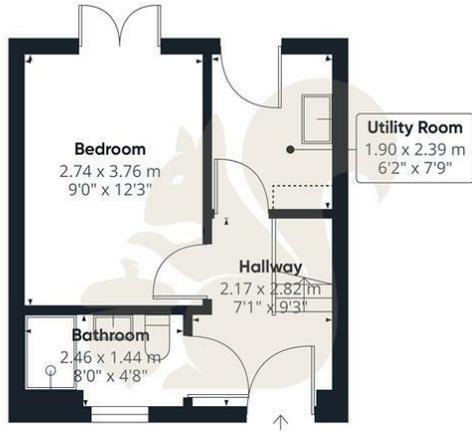
Situated within easy reach of local amenities and excellent transport links, including nearby shops, schools, and public transport options, this property presents an ideal opportunity for families or professionals seeking a stylish and comfortable home in a highly desirable location.



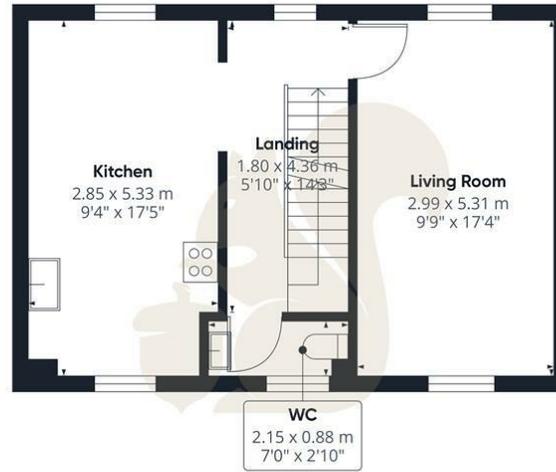








Ground Floor Building 1



Floor 1 Building 1

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**Approximate total area<sup>(1)</sup>**

115.1 m<sup>2</sup>  
1240 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

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:

Tenure:  
Freehold

Council Tax Band:  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>77</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.



Floor 2 Building 1



Ground Floor Building 2

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