

oakheart



£350,000

Guide Price

Foundation Way, Colchester

Offered with No Onward Chain at a Guide Price: £350,000 - £375,000.

Set within the highly regarded Solus Development and conveniently positioned close to a wide range of local amenities, shops and well-regarded schools, this attractive three-bedroom detached home also benefits from excellent bus links into Colchester City Centre. Located in a popular, family-oriented area to the south of Colchester, the property offers well-balanced accommodation ideal for modern family living.

The ground floor features a welcoming entrance hall leading to a well-planned kitchen, a generous living room with direct access to the rear garden, and a useful ground-floor cloakroom. Upstairs, the first-floor landing provides access to three well-sized bedrooms, all served by a contemporary family bathroom.

Externally, the rear garden provides a peaceful outdoor space with a combination of lawn and patio areas, perfect for relaxing or entertaining. A personal door gives direct access to the garage, while the

front and side of the property offer ample off-road parking via a driveway. The garage itself is fitted with an up-and-over door, adding further practicality to this appealing family home.

Agents Note

There is a management charge payable to Trinity for management of the estate.



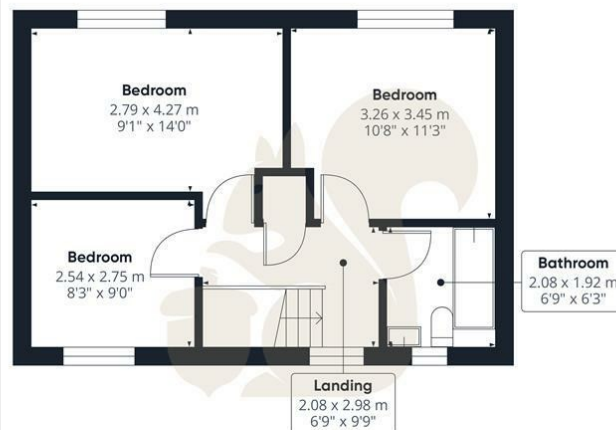




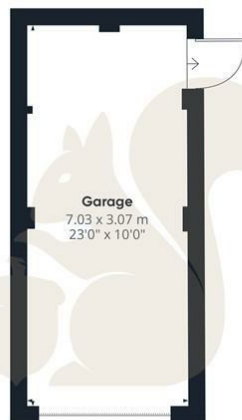




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁰¹

102.1 m²
1097 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:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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.

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

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