

oakheart



£325,000

Guide Price

Scythe Way, Colchester



Guide Price: £325,000 - £350,000.

Situated in the highly sought-after area of Prettygate, this three-bedroom, two-bathroom detached home is ideal for families and comes with the added benefit of no onward chain. Conveniently located close to high-performing primary and secondary schools, local amenities, and excellent transport links, this property combines practicality with charm.

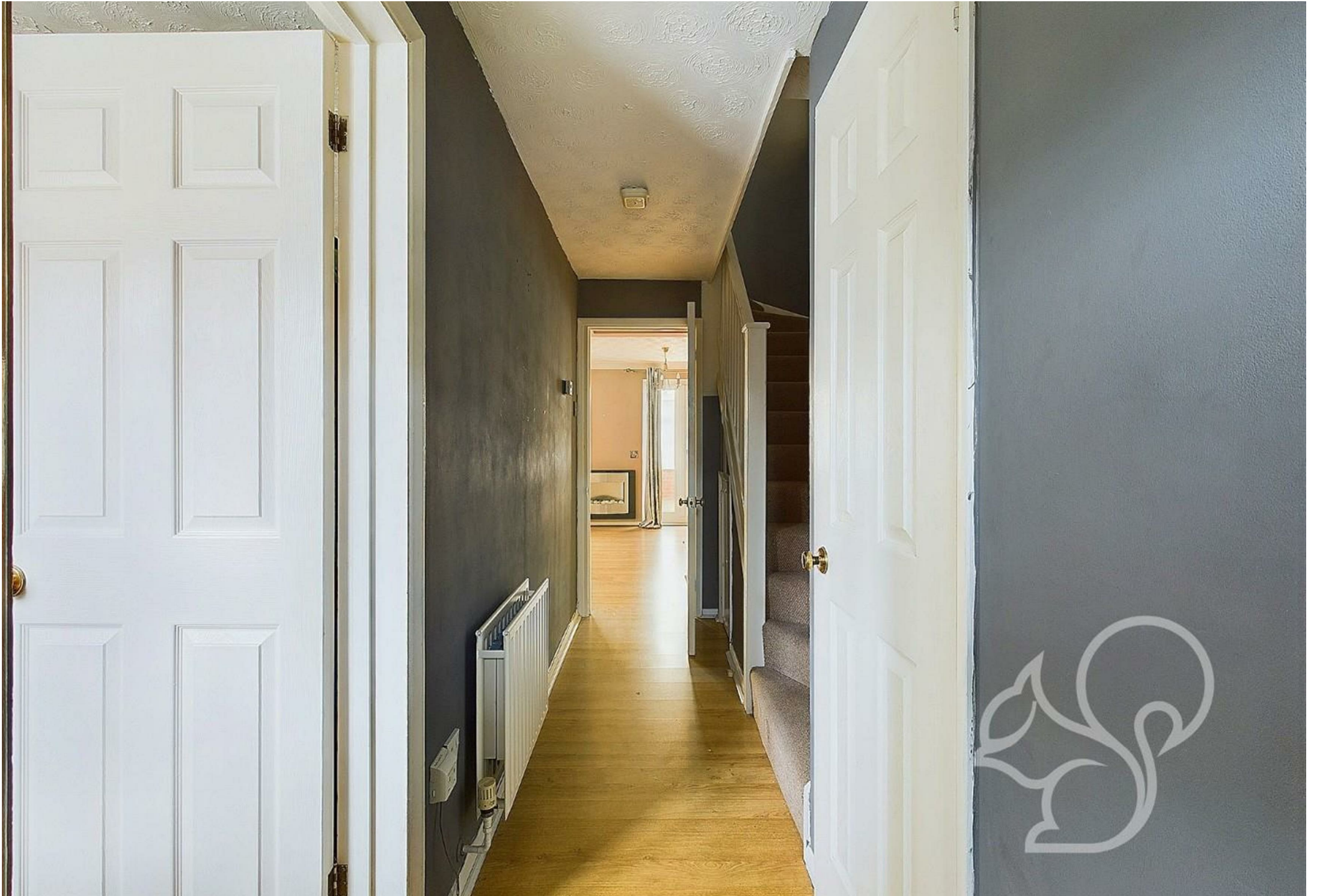
On the ground floor, the home welcomes you with an inviting hallway that leads to a convenient WC. The well-equipped kitchen offers an abundance of worktop and cupboard space, catering to all your culinary needs. The spacious lounge/diner is perfect for family gatherings, with sliding doors opening into a bright conservatory, providing additional living space with direct access to the rear garden.

The first floor boasts a principal bedroom complete with built-in

wardrobes and an en-suite, providing a comfortable retreat. Two further bedrooms offer flexibility for family members or guests, while a modern family bathroom serves the household.

Externally, the property features a good-sized enclosed rear garden with a mix of patio and lawn, ideal for outdoor activities and relaxation. Side access enhances practicality, and the front driveway offers ample off-road parking alongside a single garage for extra storage or parking needs.



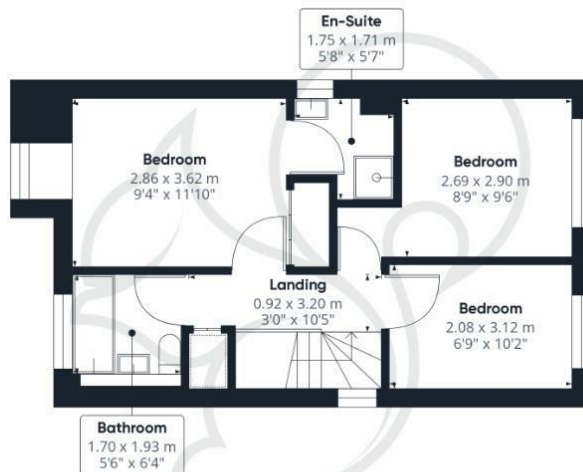








Ground Floor



Floor 1

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Approximate total area<sup>®</sup>  
90.55 m<sup>2</sup>  
974.69 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

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