

oakheart



£300,000

Guide Price

Maraschino Crescent, Colchester

Guide Price: £300,000 – £325,000

Positioned on the popular Maraschino Crescent, just off Holt Drive to the south of Colchester, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to families and professionals alike. The property enjoys a convenient location within easy reach of local schooling, Colchester City Centre and the ever-popular Mersea Island.

The ground floor begins with a welcoming entrance hall leading through to a generous open-plan living and dining space, ideal for both everyday living and

entertaining, and enhanced by a useful built-in storage cupboard. The modern fitted kitchen provides an excellent range of worktop and cupboard space, catering perfectly to busy households. To the rear, a superb sunroom/conservatory—featuring a recently upgraded roof—offers an additional reception area with doors opening directly onto the garden, creating a bright and versatile living space.

Upstairs, the first-floor landing offers further storage and access to the loft. The principal bedroom benefits from full-length built-in wardrobes, while a second double bedroom and a well-sized single bedroom provide flexible accommodation. A stylish and contemporary shower room completes the first

floor, fitted with a walk-in double shower, WC, wash basin and heated towel rail.

Externally, the property boasts a thoughtfully landscaped rear garden, combining patio seating areas, lawn and established planting—ideal for relaxing or entertaining. Side access leads to the front, where a well-maintained driveway provides ample off-road parking and access to the garage via an up-and-over door.

A fantastic opportunity to acquire a well-rounded home in a sought-after location.











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Approximate total area⁽¹⁾
94.4 m²
1017 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:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(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.