

oakheart



£325,000

Guide Price  
Alan Way, Colchester



Guide Price: £325,000 - £350,000

This spacious three-bedroom, two-bathroom semi-detached family home is situated on Alan Way in the heart of Prettygate. Available to the market for the first time since its original purchase in 1962, this is a rare opportunity to acquire a well-loved home in a highly sought-after location. Offered with no onward chain, the property provides convenient access to high-performing primary and secondary schools, a variety of local amenities, and excellent transport links, making it an ideal choice for families looking to settle in this popular area.





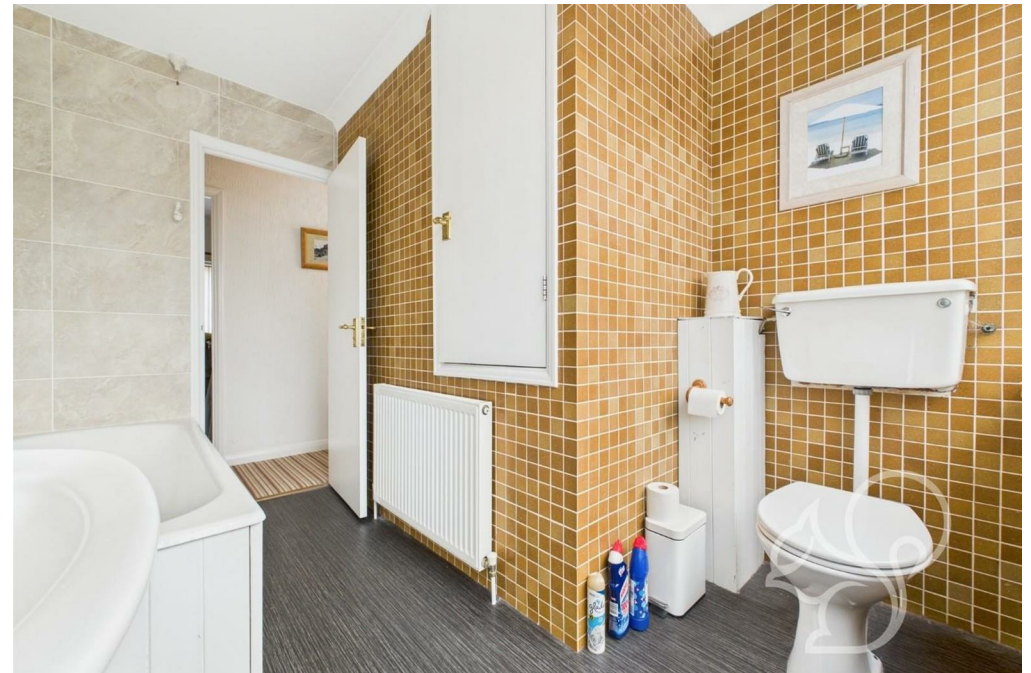
















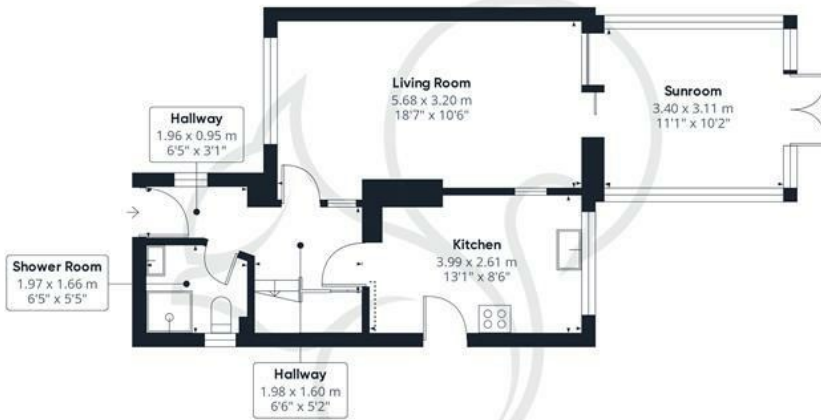








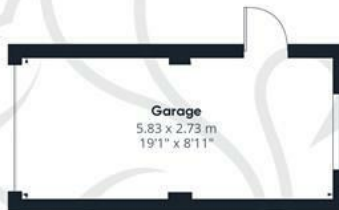




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

97.16 m<sup>2</sup>

1045.82 ft<sup>2</sup>

## Reduced headroom

0.06 m<sup>2</sup>

0.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

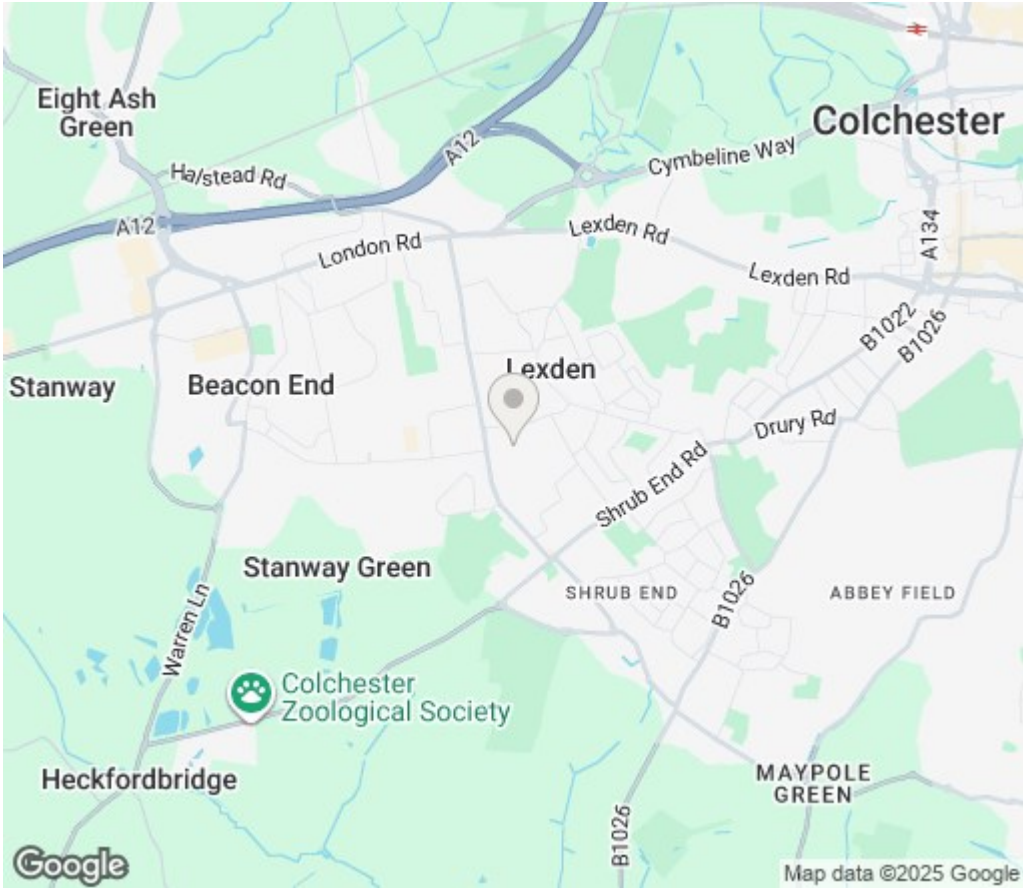
GIRAFFE360




Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



# oakheart

Oakheart Colchester

**01206 803 308**

[colchester@oakheart.co.uk](mailto:colchester@oakheart.co.uk)

2b Cotman Road, Colchester, Essex, CO3 4QJ