

oakheart



£450,000

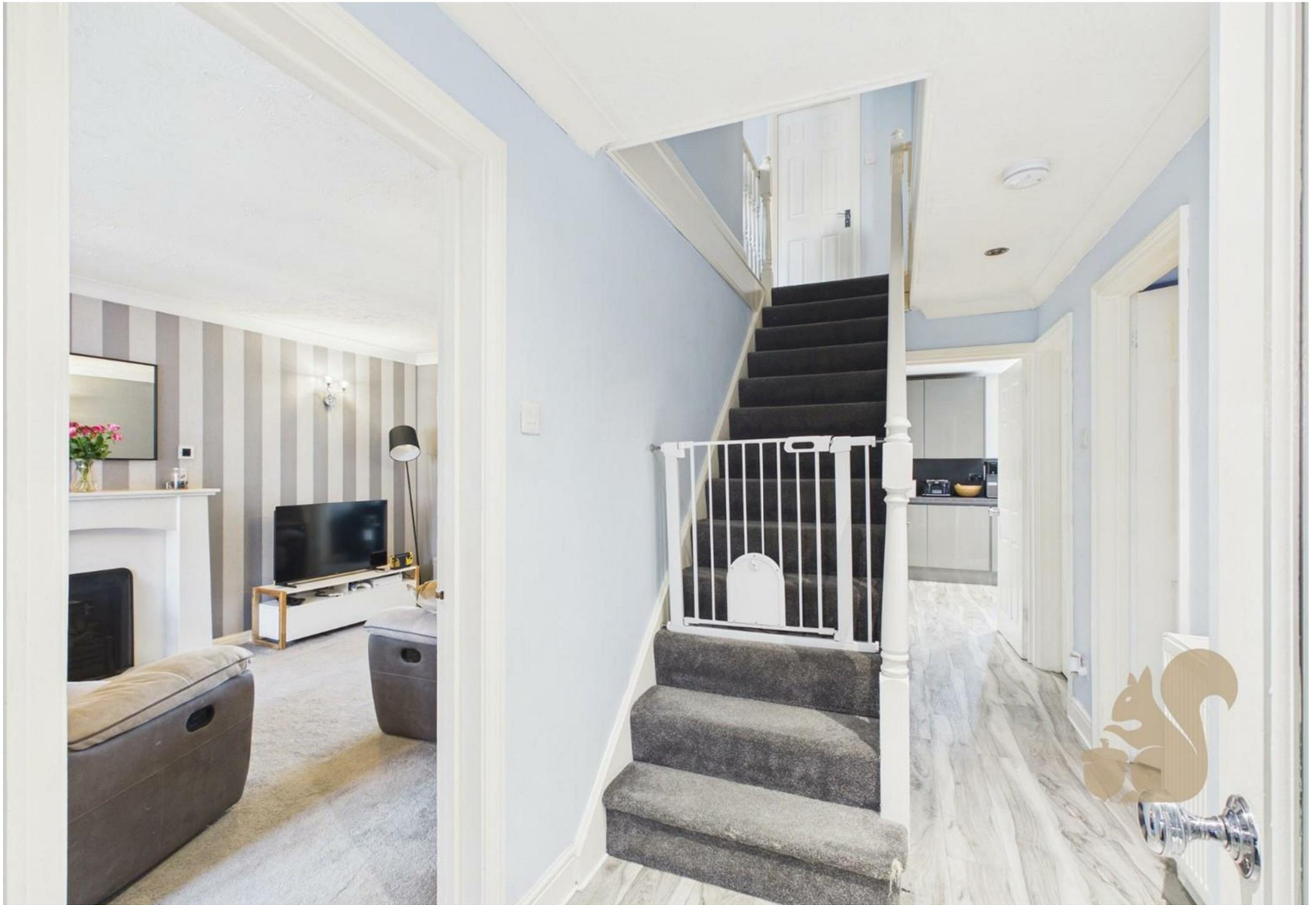
Asking Price

Goldcrest Close, Colchester



Situated in the highly sought-after Longridge area of Colchester, this spacious and beautifully presented four bedroom, two bathroom detached family home enjoys a prime position within easy reach of well-regarded primary and secondary schools, local amenities and excellent transport links.











Ground Floor



Floor 1

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

128 m<sup>2</sup>  
1378 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
8 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:  
Colchester

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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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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