

oakheart

£475,000

Guide Price

Owls Retreat, Colchester

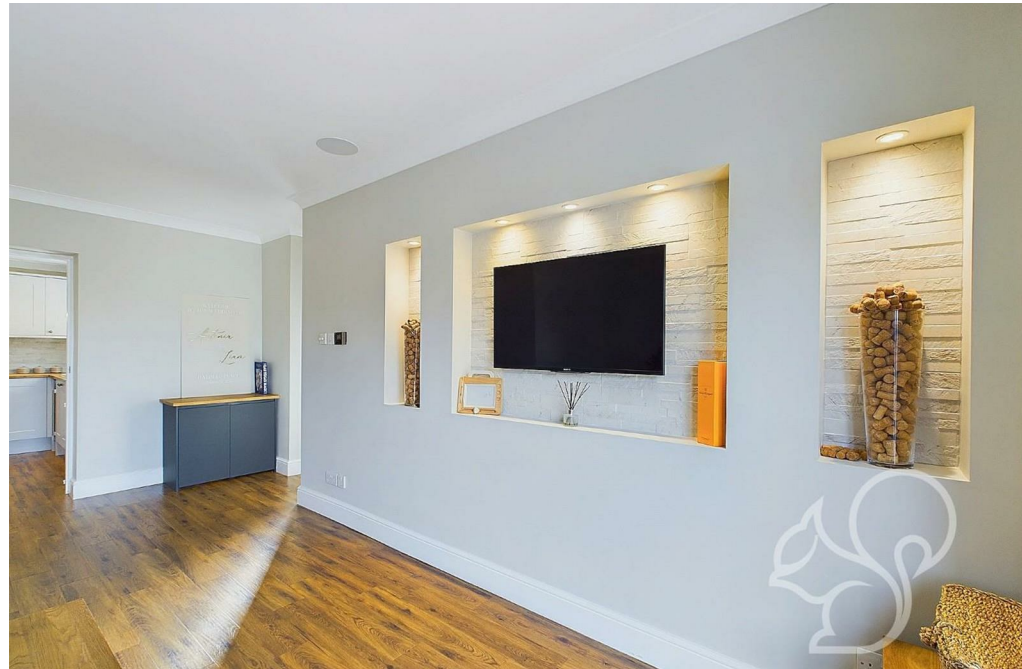
Guide Price: £475,000 - £500,000.

Nestled in the desirable Longridge area of Colchester, this spacious and fully renovated four-bedroom, two-bathroom detached family home offers a harmonious blend of modern elegance and practical family living. Thoughtfully designed to a high specification throughout, the property benefits

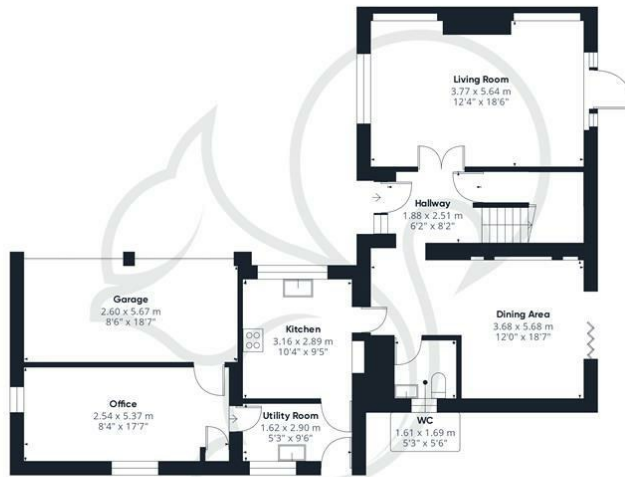
from high-performing local schools, excellent transport links, and a range of nearby amenities, making it the perfect home for growing families and professionals alike.











Ground Floor



Floor 1

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Approximate total area⁽¹⁾

144.07 m²
1550.74 ft²

(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 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:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

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

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