

oakheart



£375,000

Guide Price

Braithwaite Drive, Colchester

Guide Price: £375,000 - £400,000.

Located on Braithwaite Drive in the popular North Colchester area, this well-presented four-bedroom semi-detached home offers versatile accommodation arranged over three floors, making it an ideal choice for families or buyers looking for additional space. The property is presented in good condition throughout and benefits from driveway and car port parking, as well as excellent access to local amenities, schooling and transport links.

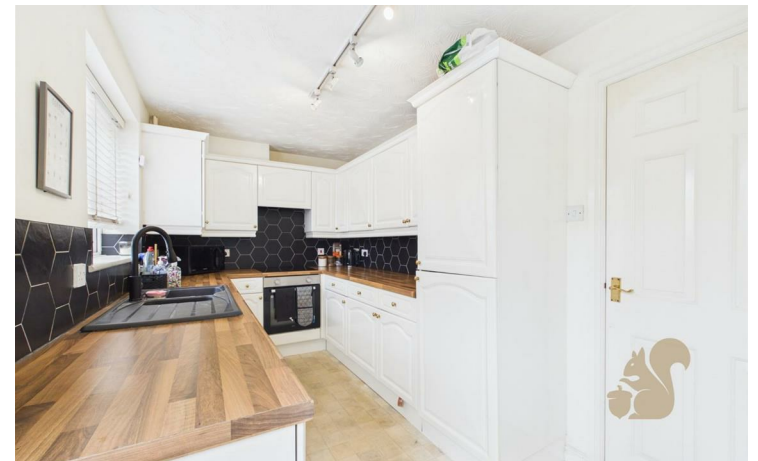
Upon entering, the property offers a welcoming hallway with access to the main living accommodation. The ground floor features two separate reception

rooms, providing excellent flexibility for modern family living. These rooms could be used as a dining room, second lounge, playroom, home office or, subject to any necessary permissions, potentially adapted for multi-generational or multi-let living. The fitted kitchen is positioned to the rear and provides access to the garden, while a ground floor WC completes this level.

To the first floor, there are two bedrooms, including a generous master bedroom benefiting from an en-suite, alongside a family bathroom. The accommodation continues to the top floor, which provides two further bedrooms along with a versatile loft area, offering useful additional space for storage, study or hobbies.

Externally, the property benefits from a rear garden, providing a private outdoor space suitable for families and entertaining. To the front, there is driveway parking together with a car port, providing ample off-road parking.

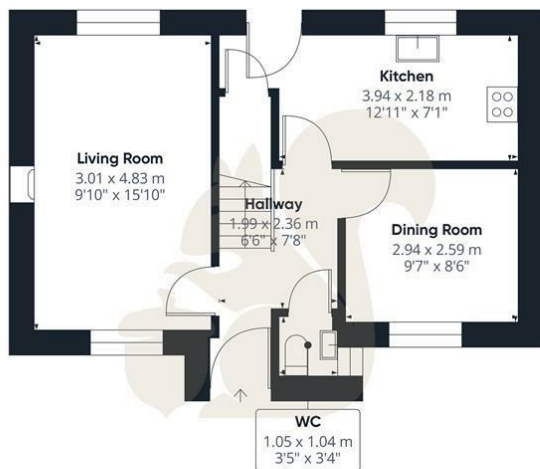
Overall, this is a versatile and spacious four-bedroom semi-detached home offering accommodation across three floors, with two reception rooms, an en-suite master bedroom. The property is offered with no onward chain,



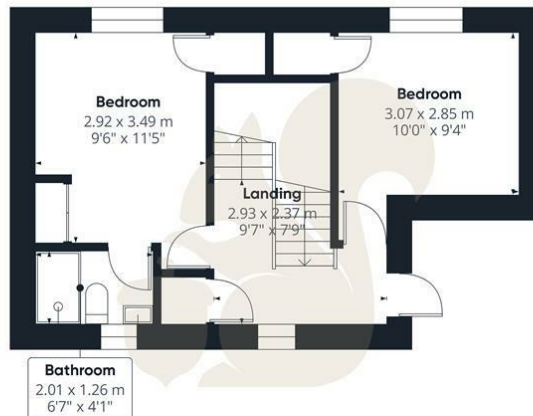




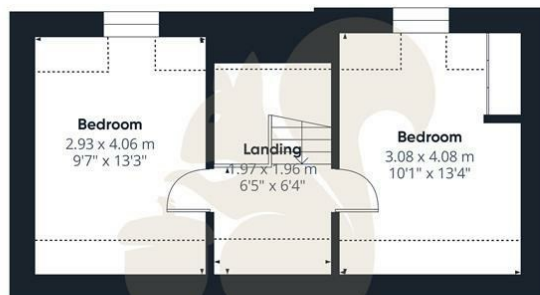




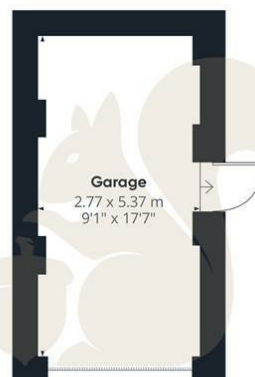
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Main building GLA⁽¹⁾

112.08 m²
1206.38 ft²

Main building total

112.08 m²
1206.38 ft²

Building 2 total

17.25 m²
185.71 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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:
D

Energy Efficiency Rating

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