

oakheart

£300,000

Offers In Excess Of
Holly Road, Stanway

Situated on Holly Road in the popular Stanway area of Colchester, this spacious three bedroom semi detached home offers just under 1,000 sq ft of well proportioned accommodation, alongside a generous rear garden, garage and ample off road parking. Offered with no onward chain, the property provides an excellent opportunity for families and buyers looking to put their own stamp on a well located home.



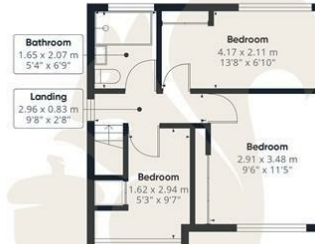








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLA[®]

88.02 m²
947.46 ft²

Main building total

88.02 m²
947.46 ft²

Building 2 total

17.41 m²
187.41 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

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:
C

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	66	81
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.

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