

oakheart

£250,000

Offers In Excess Of
Prettygate Road, Colchester

OPEN HOUSE - BY APPOINTMENT ONLY - SATURDAY 8th AUGUST

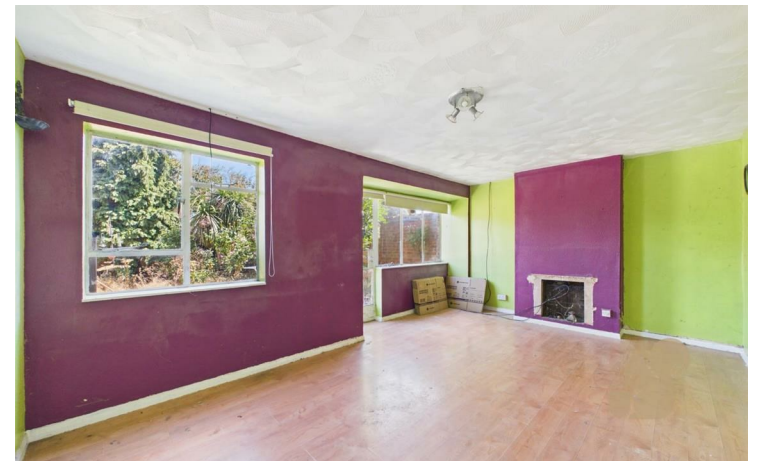
Situated in the ever-popular Prettygate area of Colchester, this three-bedroom semi-detached home presents an opportunity for buyers looking to create their ideal family home. Requiring complete modernisation throughout, the property offers excellent scope to renovate.

The accommodation begins with an entrance hallway leading to a spacious dual-purpose living and dining room, providing an ideal footprint for modern open-plan living leading to the rear garden. To the front is a separate kitchen.

The first floor comprises three well-proportioned bedrooms, including two comfortable doubles and a generous single, all served by a family bathroom.

Externally, the property benefits from front and rear gardens, with the rear offering a blank canvas for landscaping and outdoor entertaining. Subject to the relevant permissions, there is also potential to enhance the frontage with off-road parking, as many neighbouring properties have done.

Positioned within the sought-after CO3 Prettygate district, the property is ideally located for a range of highly regarded schools, local shops, regular bus routes, and excellent access to Colchester city centre, the A12 and Marks Tey Station with direct links to London Liverpool Street.











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Local Authority:

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		78
(55-68) D	59	
(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.

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