

The logo for 'oakheart' is positioned in the top right corner. It features the word 'oakheart' in a white, lowercase, sans-serif font. To the right of the text is a stylized graphic of an oak leaf, rendered in a light grey or white color, with a central vein and several smaller veins branching out.

£375,000

Guide Price

Richard Day Walk, Colchester

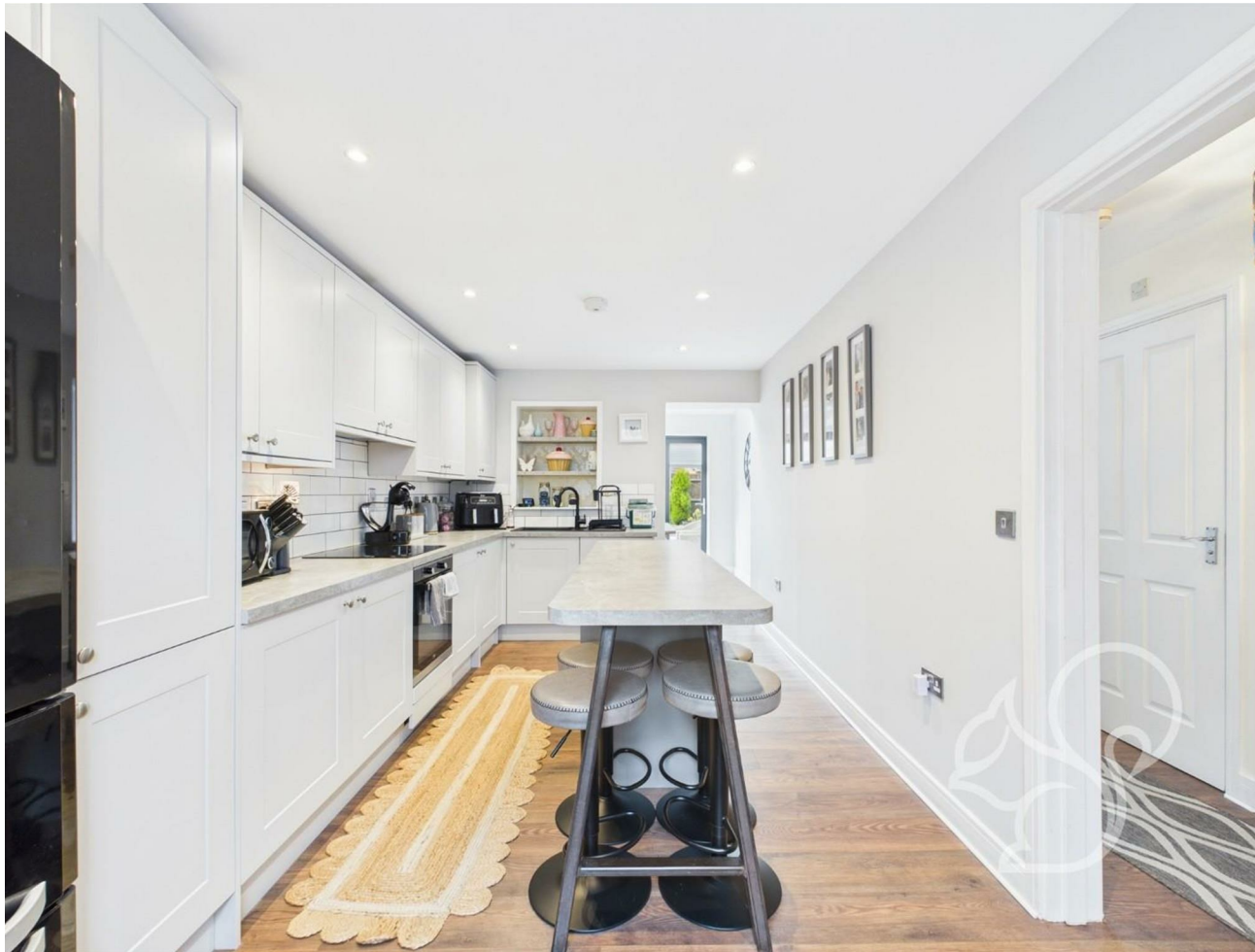


Guide Price: £375,000 - £400,000.

Nestled within the ever-popular Solus development in South Colchester, this impressive and substantially extended four-bedroom, two-bathroom townhouse offers contemporary family living with a wealth of modern features. Ideally situated within easy reach of high-performing primary and secondary schools,

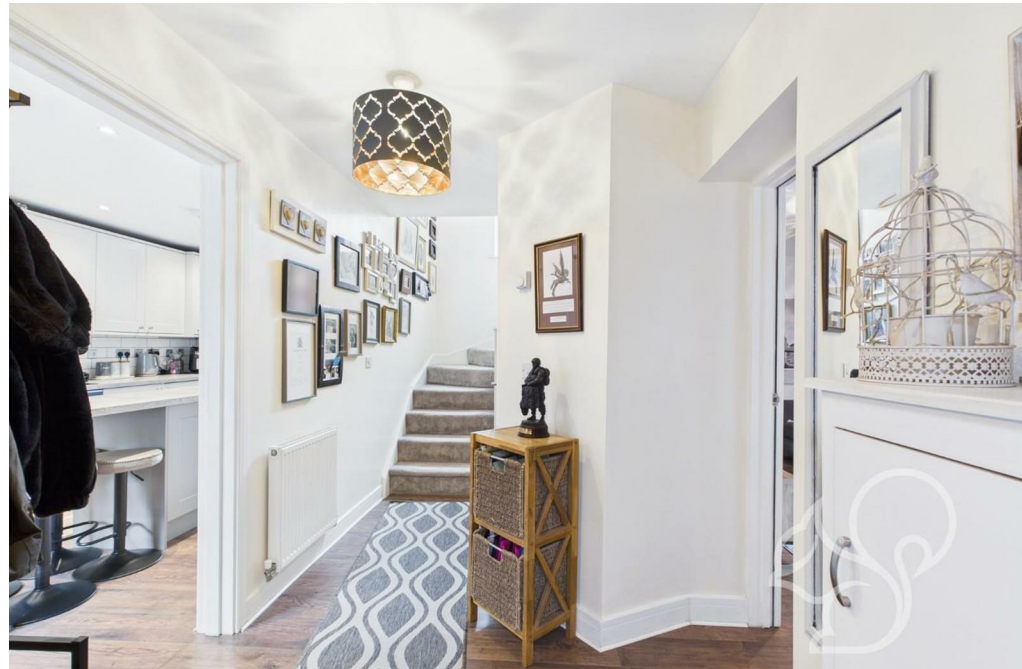
local amenities, and excellent transport links, this stunning home provides a perfect balance of space, style, and convenience.

Boasting a thoughtfully designed layout over three floors, this property has been significantly improved and extended to create a bright, spacious, and highly versatile living environment, ideal for growing families and those who love to entertain.















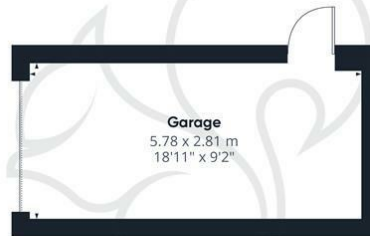
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**oakheart**

Approximate total area<sup>®</sup>

139.42 m<sup>2</sup>  
1500.7 ft<sup>2</sup>

Reduced headroom

6.55 m<sup>2</sup>  
70.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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:**  
D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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