

oakheart

£325,000

Offers In Excess Of
Twining Road, Colchester

Situated on Twining Road in Colchester, CO3, this well-presented three-bedroom semi-detached home offers comfortable and practical accommodation, making it an ideal choice for families, first-time buyers or those looking to move into a popular residential area.

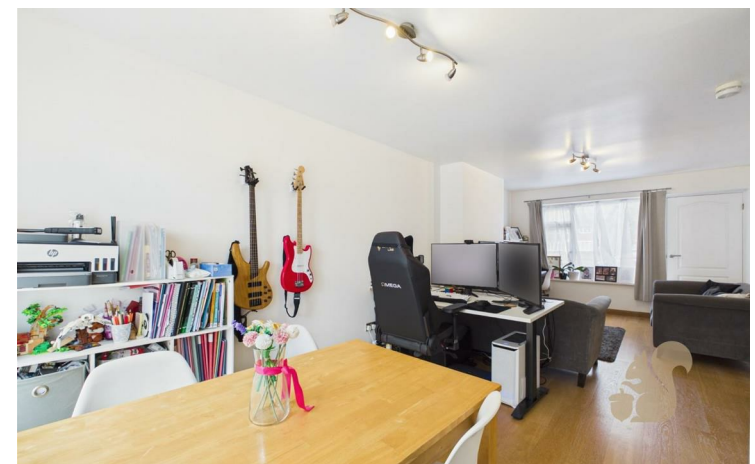
The property is approached via an entrance hallway, providing access to the main living accommodation. The generously proportioned living room provides a comfortable space for

relaxing and entertaining, with stairs rising to the first floor. To the rear of the property is a well-equipped kitchen, offering a practical range of wall and base units with space for appliances and access to the rear garden.

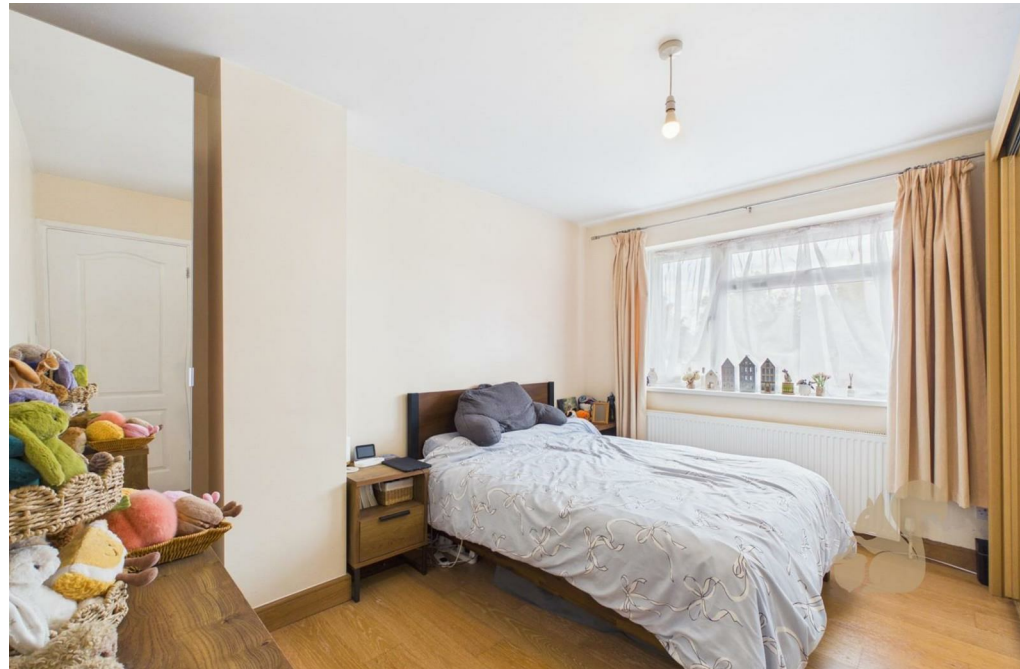
Upstairs, the property offers three well-proportioned bedrooms, providing flexibility for family living, guests or home working. A three-piece family bathroom completes the first floor.

Externally, the property benefits from a rear garden, providing a pleasant outdoor space for entertaining and family use. To the front, there is driveway parking, providing convenient off-road parking for residents and visitors.

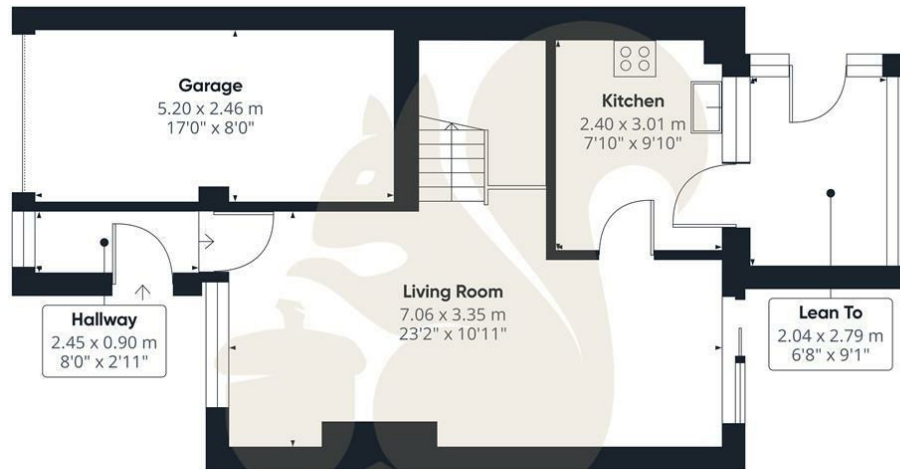
Overall, this is a well-presented three-bedroom semi-detached home in a convenient Colchester location, offering well-proportioned accommodation both internally and externally.











Ground Floor



Floor 1

oakheart

GLA^m
92.08 m²
991.16 ft²

Total
108.64 m²
1169.39 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:

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>		
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

oakheart