

oakheart



£1,600 Per Month

Per Month

Prince Philip Road, Colchester

Nestled pleasantly to the south of Colchester, is this beautifully enhanced and extensively expanded three-bedroom semi-detached residence. Impeccably presented, this deceptively spacious dwelling has undergone a thorough renovation, boasting both front and rear extensions that have transformed it into a remarkable open-plan kitchen-dining haven. The modern fitted kitchen, adorned with bi-folding doors, is a standout feature.

Inside, the property showcases numerous high-end elements and a contemporary design, including a captivating living area graced by a luminous lantern window. The ground floor also features a superbly equipped kitchen with a full suite of integrated appliances and a breakfast bar, making it perfect

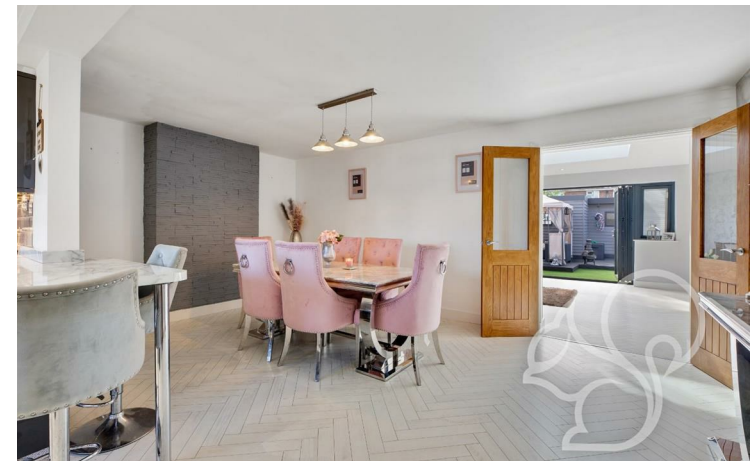
for hosting, entertaining, and family gatherings. also a further utility room is ideal for further storage

Ascending to the first floor, you'll discover three generously proportioned bedrooms, with the master and second bedrooms offering ample space for doubles, while the third serves admirably as a single bedroom or a dedicated study area, ideal for those working remotely. A tasteful shower room, recently installed by the owners, adds another touch of sophistication.

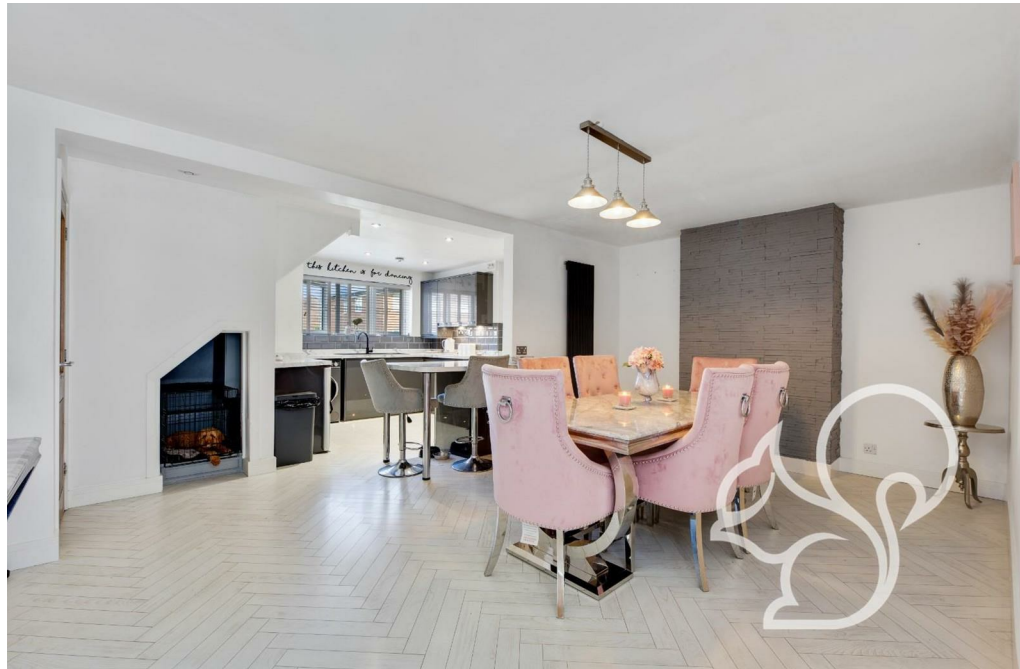
Outside, the property boasts a low-maintenance garden design, complete with a versatile summer house in the rear, suitable for various uses. Additionally,

there's convenient and ample off-road parking on a shingled driveway, and secure side access leading to the rear.

This stunning residence enjoys proximity to a range of local amenities, including shops, schools, and excellent bus connections to Colchester's ever-expanding town centre.

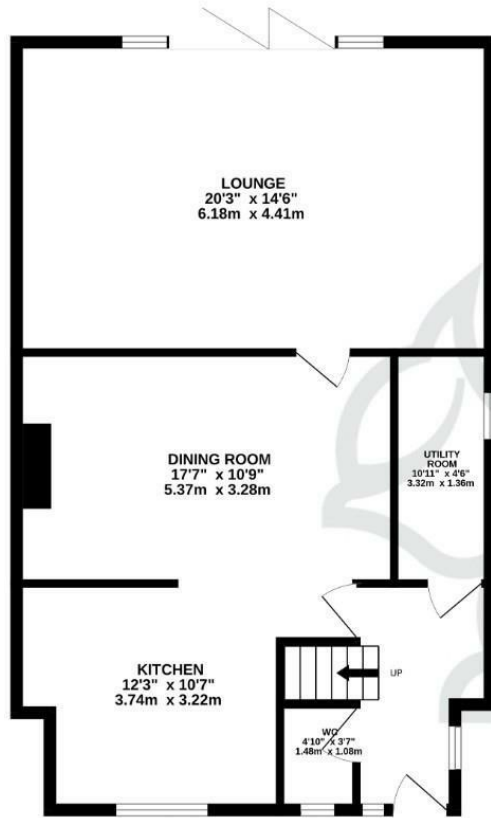




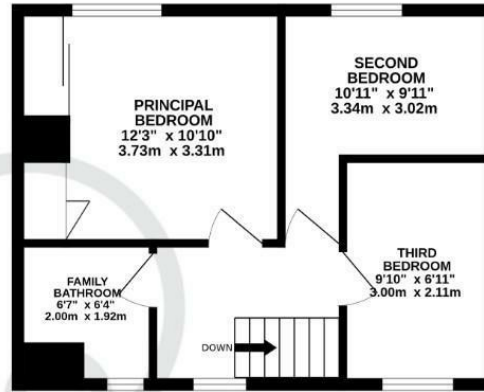




GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Colchester

Tenure:

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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