



Turnstile Square, Colchester, CO2 7HQ

£1,550



A spacious and well presented family home which is set within a popular residential area. Situated just a short distance from the city centre, Sainsbury's local and a number of other shops and restaurants.

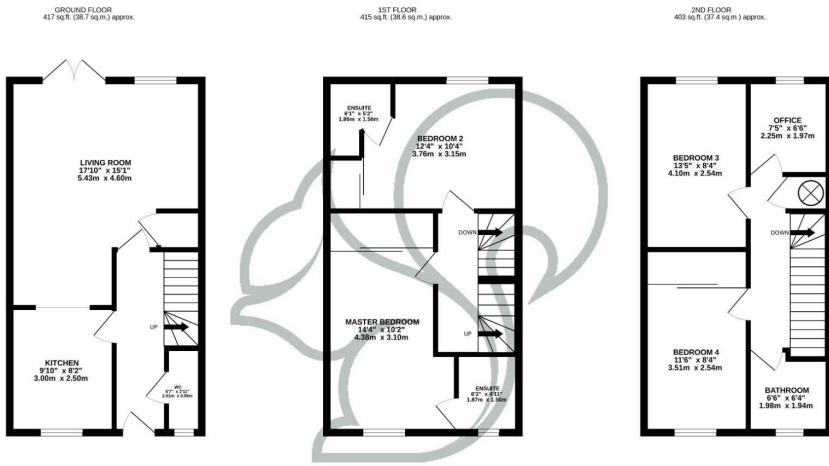
The accommodation is set across three floors and comprises of a good sized lounge, modern fitted kitchen which benefits from some appliances and a downstairs WC. On the first floor there are two large bedrooms which are both equipped with ensuite bathrooms. On the third floor there are two further double sized bedrooms, a family bathroom and an additional room which is currently being used as a study by the current occupants. Externally there is an enclosed rear garden and off road parking.

The property is offered unfurnished and is available for occupation from the middle of January. Call the Oakheart lettings team for further information.

- Semi-Detached House
- Four Bedrooms
- Kitchen With Some Appliances
- Good Sized Lounge
- Study
- Three Bathrooms
- Enclosed Rear Garden
- Driveway
- Offered Unfurnished
- Available Mid-January

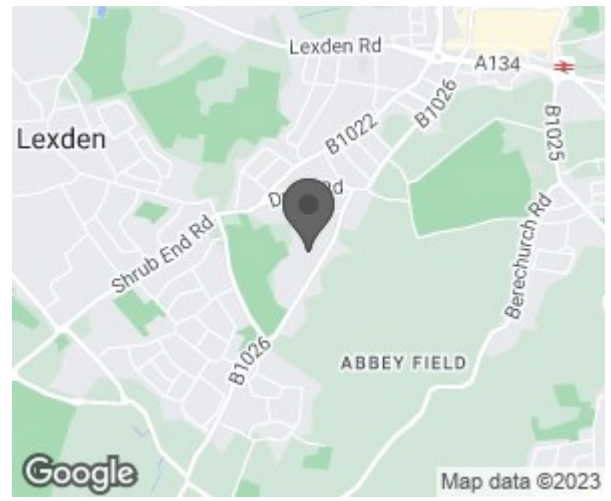
Viewing

Please contact our Oakheart Lettings - Colchester Office on 01206 803 303 if you wish to arrange a viewing appointment for this property or require further information.



TOTAL FLOOR AREA: 1235 sq ft (114.7 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. Made with Metronix 1/2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	84
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.