

oakheart

£270,000

Guide Price

Holt Drive, Colchester



Guide Price: £270,000 - £290,000

Situated within the popular Persardi Court development on Holt Drive, this well-presented three-bedroom semi-detached home occupies a quiet cul-de-sac position and offers spacious, versatile accommodation. With the countryside nearby, including pleasant walks to the reservoir and surrounding villages, while also being within easy reach of the city centre, the property is ideally suited to first-time buyers, families or investors.

The property is presented in good condition throughout and benefits from a practical layout arranged over two floors. Upon entering, the welcoming

hallway leads into the generous living room, providing a comfortable space for relaxing and entertaining, with stairs rising to the first floor.

To the rear of the property is a well-proportioned kitchen/diner, fitted with a good range of wall and base units, ample worktop space and room for appliances. The dining area provides a practical and sociable setting for everyday family life and entertaining.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double, while the second bedroom also provides excellent space for double-bedroom furniture. The third bedroom offers

useful flexibility and would make an ideal child's bedroom, guest room or home office. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from a private rear garden with a large shed providing useful storage. The garden backs onto Friday Woods, creating a peaceful and attractive setting for outdoor dining, entertaining and relaxation.

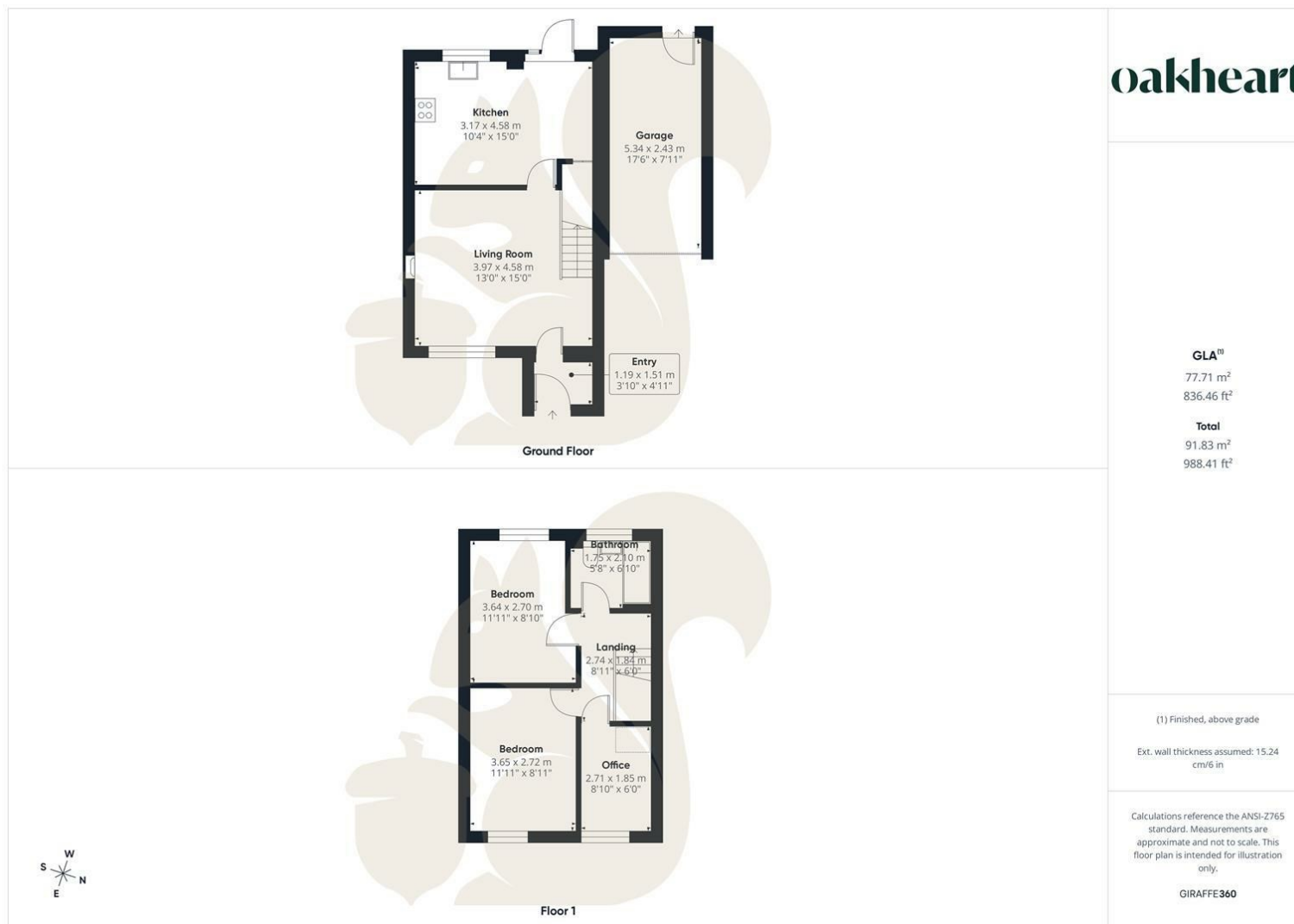
The property also benefits from a garage and private driveway parking to the side of the home, providing valuable additional storage and off-road parking.











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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	71	76
(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

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