

Beresfords Est 1968



Beresfords

Offers in excess of £300,000

Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band C | EPC C | Ref COS260105

Maraschino Crescent Holt Drive CO2 ODN

Situated on the popular Maraschino Crescent in Colchester, this well-presented three bedroom semi-detached family home offers spacious accommodation throughout, complemented by a garage, off-street parking, and a desirable south-facing rear garden.

- Three bedroom semi-detached family home
- Spacious living / dining room
- Conservatory overlooking the rear garden
- Well-appointed fitted kitchen
- Modern shower room
- South-facing rear garden
- Garage and off-street parking
- Convenient location close to local amenities, schools, and transport links



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

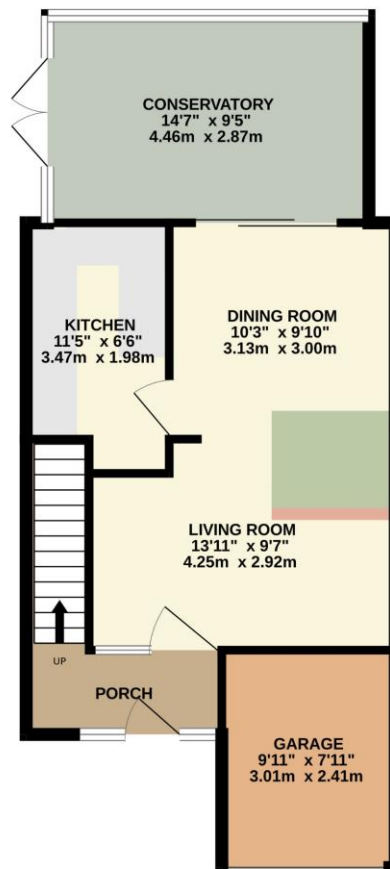
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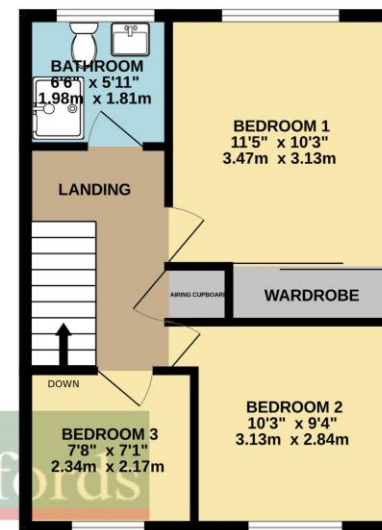
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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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