



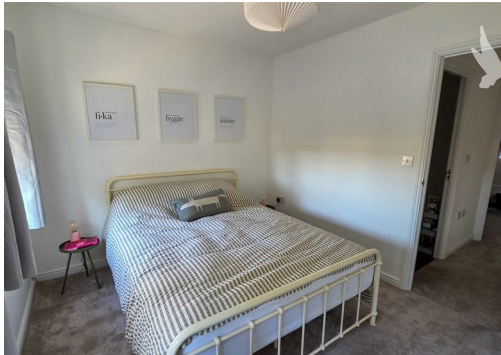
Springham Drive, Colchester, CO4 5FN

£1,400 Per month



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Some More Information

Accommodation begins with an entrance hall, with the fitted kitchen positioned to the front of the house. Shaker-style units provide a good amount of cupboard and worktop space, complemented by tiled splashbacks, an integrated oven and gas hob. There is also space for a washing machine and fridge/freezer.

Beyond the hallway is a well-proportioned living room, with plenty of space for both seating and additional furniture. Stairs rise from the room to the first floor, while French doors and adjoining windows provide plenty of natural light and open directly onto the rear garden.

Upstairs, the main bedroom is a comfortable double with built-in wardrobes and two windows overlooking the rear.

Bedroom two provides another useful room which, as currently arranged, comfortably accommodates a bed alongside a desk and workspace.

Completing the first floor is the bathroom, fitted with a white suite including a bath with shower over, WC and pedestal wash basin.

Externally

French doors from the living room open onto an enclosed rear garden, mainly laid to lawn with a paved pathway and gated rear access.

Allocated parking is also provided to the rear.

Location

Springham Drive is positioned in Highwoods, North Colchester, an established residential area particularly well placed for the hospital, schools and the major employment areas to the north of the city.

For families looking ahead to the new school year, the property falls within The Gilbert School catchment, while a range of primary schooling and everyday amenities can also be found around Highwoods.

Colchester General Hospital is close by, making the location particularly practical for hospital staff. Local bus services also run through the area towards Colchester North railway station, with onward rail connections to Chelmsford and London Liverpool Street.

Road links are equally convenient, with straightforward access

to the A12, Severalls Business Park, Colchester Business Park and Colchester City Centre.

Entrance Hall

W/C

3'1" x 6'6" (0.94m x 1.98m)

Kitchen

5'8" x 10'2" (1.75 x 3.12)

Living Room

12'5" x 14'1" (3.79 x 4.31)

Bedroom One

10'2" x 8'11" (3.12 x 2.73)

Bedroom Two

8'11" x 8'7" (2.74 x 2.62)

Bathroom

Services

Council Tax Band - B

Local Authority - Colchester

EPC - C

Mains Electric

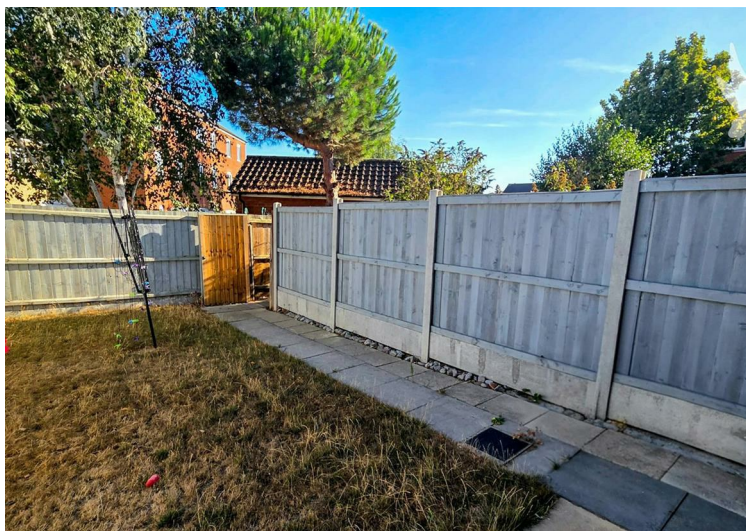
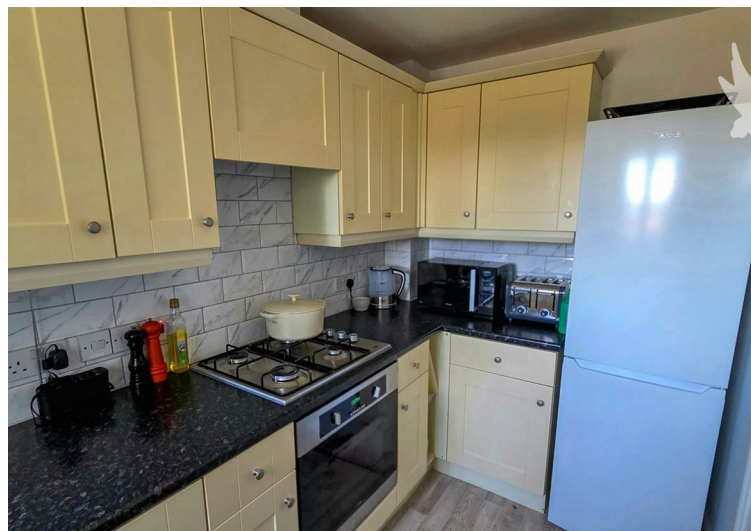
Gas Central Heating

Mains Water

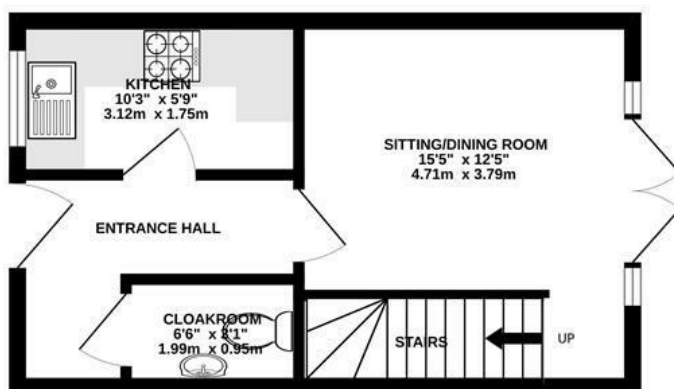
Mains Sewerage

*Ultrafast broadband available in the area via Nexfibre, Openreach with speeds up to 10000 mbps. (Details obtained from Ofcom - AUG 2026).

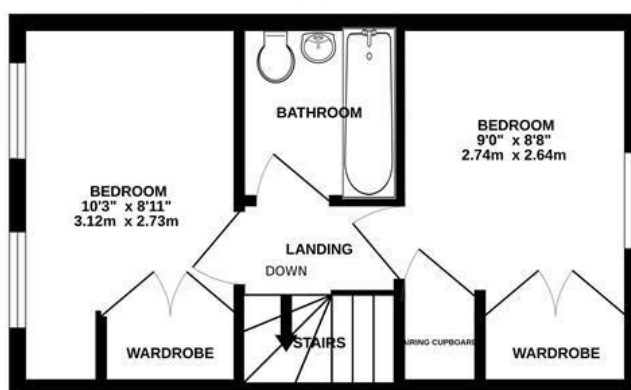
*Best Mobile coverage for the area is available from Three & EE. (Details obtained from Ofcom - AUG 2026).



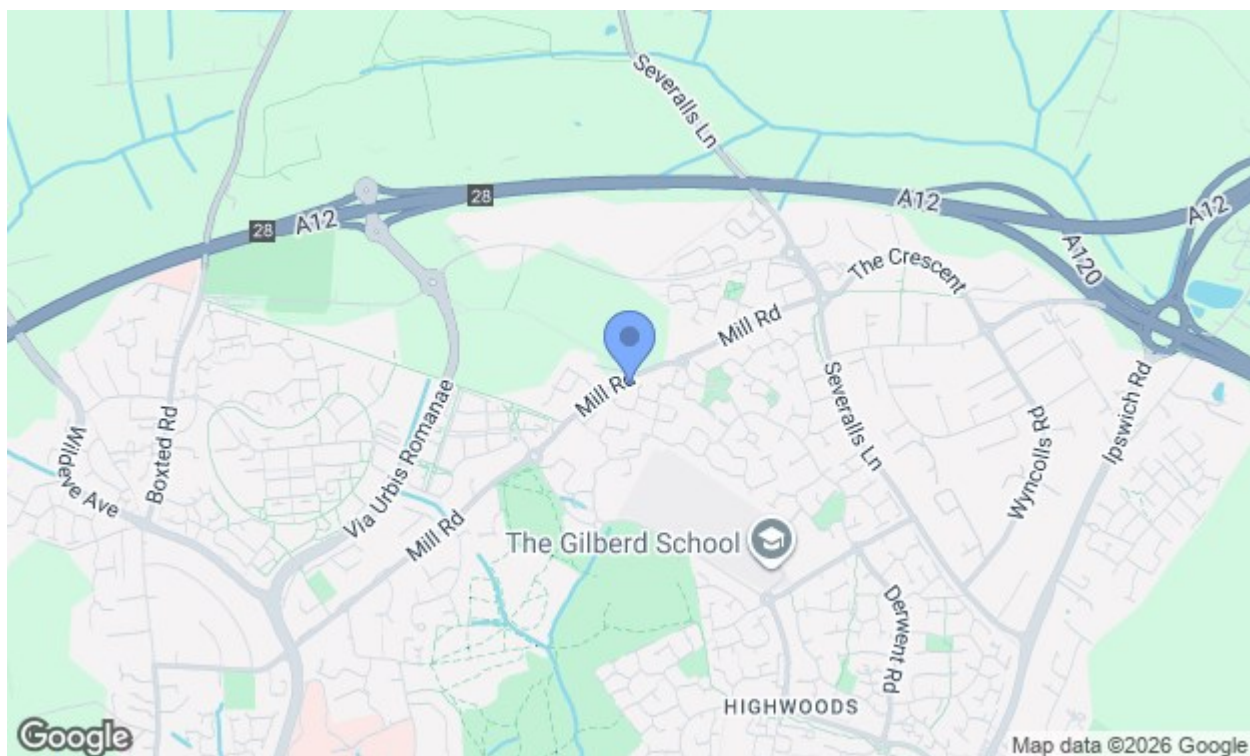
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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.