

oakheart

£350,000

Guide Price

Blenheim Drive, Colchester

Guide Price £350,000 - £375,000

Situated in the sought-after southern area of Colchester, this three-bedroom detached house offers a fantastic opportunity for family living. The property enjoys a convenient location close to schools, shops, and everyday amenities, while also being just a short drive or bus journey from Colchester's historic city centre and main train station. Known as Britain's oldest recorded town, Colchester is rich in Roman heritage and offers a vibrant mix of cultural attractions, including Colchester Castle, Castle Park, and the Mercury Theatre, alongside excellent shopping and dining options.

The property itself features well-proportioned accommodation across two floors. On the ground floor, an entrance porch and hallway lead to a spacious kitchen fitted with a range of eye-level and base units and space for appliances. From the inner hallway, there is access to a shower room with a toilet and an integral garage. The ground floor also includes a separate dining room with sliding doors opening onto the rear garden, as well as a comfortable lounge ideal for relaxation. Upstairs, the first-floor landing provides access to three generously sized double bedrooms, all featuring, and a family bathroom.

Externally, the property is further enhanced by an enclosed rear garden, perfect for outdoor activities or entertaining. A private driveway provides

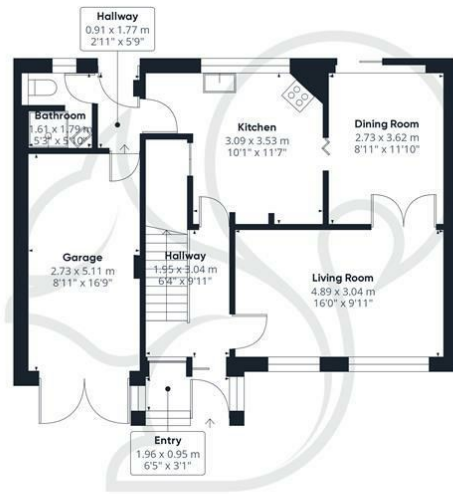
off-road parking for multiple cars and leads to the garage. The home is ideally positioned for easy access to local parks such as Lexden Park and Castle Park, as well as Stane Retail Park in Stanway for additional shopping options. With excellent transport links, including frequent bus services and Colchester Station offering direct trains to London, this property combines practical living spaces with the convenience of modern amenities in a historic yet thriving city setting.



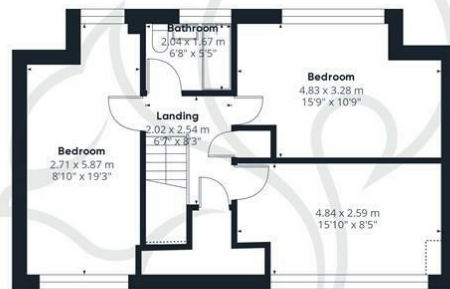








Ground Floor



Floor 1

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Approximate total area[®]

116.65 m²
1255.6 ft²

Reduced headroom

0.43 m²
4.51 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

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

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