

oakheart

£300,000

Gloucester Avenue, Colchester

Being sold with no onward chain this spacious three-bedroom semi-detached home in the sought-after Shrub End area of Colchester, offering fantastic scope for modernisation-ideal for buyers eager to personalise their space.

The entrance hall leads to a bright lounge with a bay window, filling the room with natural light. Beyond, there's a separate kitchen and dining room-perfect for

family gatherings and entertaining. The dining area opens to an inner hallway, providing access to a ground floor WC and two external storage units, ideal for bikes, tools, or garden equipment.

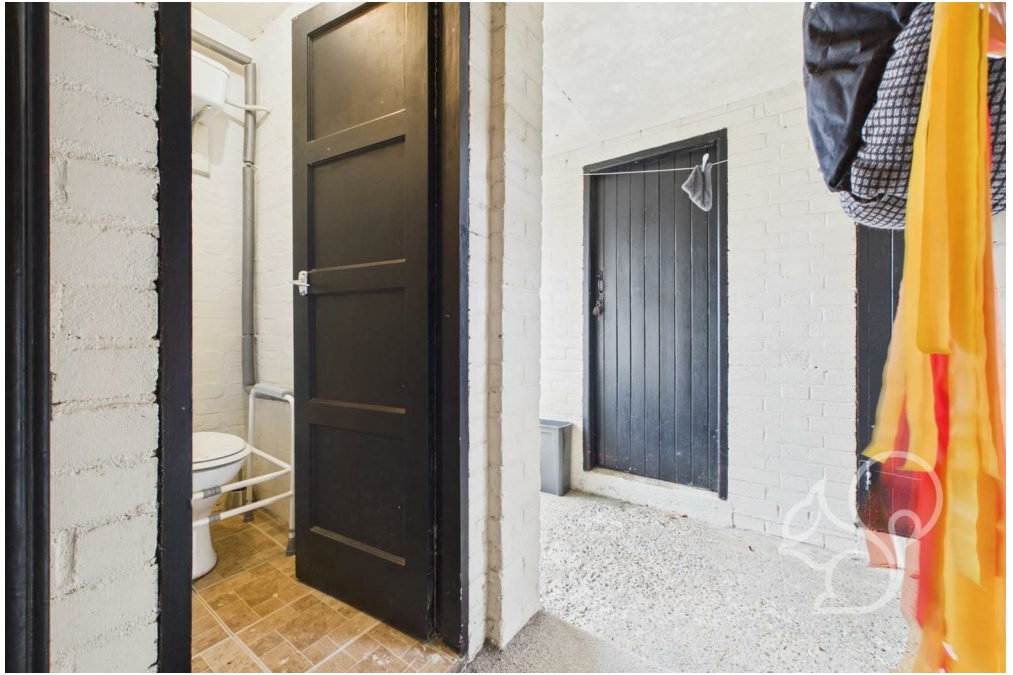
Upstairs, the first floor features three well-sized bedrooms and a family bathroom. Both the main and second bedrooms are generous doubles, offering comfortable accommodation for families or guests.

Outside, the rear garden is mainly lawned, presenting a blank canvas for landscaping or outdoor living. The front of the property benefits from a driveway with off-road parking.

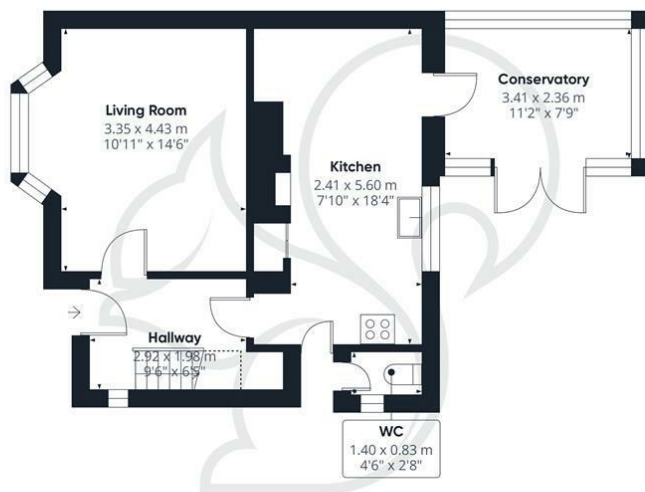
Shrub End is a popular, established neighbourhood with a friendly community, excellent local amenities, and access to good schools. Residents enjoy nearby parks, shops, and convenient transport links to Colchester town centre



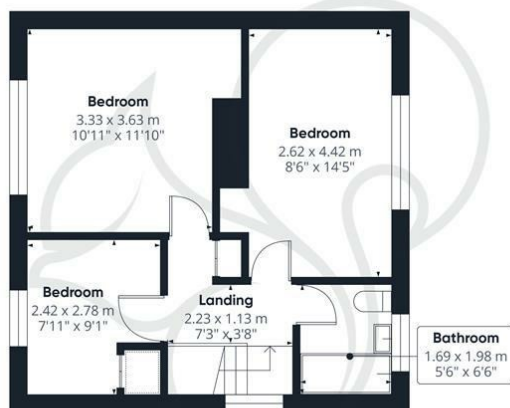








Ground Floor



Floor 1

oakheart

Approximate total area^m

85.5 m²
920 ft²

Reduced headroom

1.3 m²
14 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


GIRAFFE360

Local Authority:
Colchester

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		
(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

oakheart