

oakheart



£280,000

Guide Price

Elmwood Avenue, Colchester

Guide Price: £280,000 - £300,000

Located in the sought-after South Colchester area, this spacious and beautifully maintained two-bedroom terraced property on Elmwood Avenue offers comfortable living with excellent access to high-performing schools, local amenities, and convenient transport links.

Upon entering, the ground floor comprises a welcoming hallway,

a bright and airy living room that flows through to a second reception room/dining area, ideal for entertaining. Off the lounge is a well-proportioned kitchen which opens into a further section, currently used as a breakfast room, creating a practical and sociable cooking and dining space.

Upstairs, the property features a generous principal bedroom with multiple built-in storage cupboards, and a second double bedroom, also benefiting from a built-in cupboard. The modern

family bathroom includes a large bath with overhead shower, WC, and wash basin.

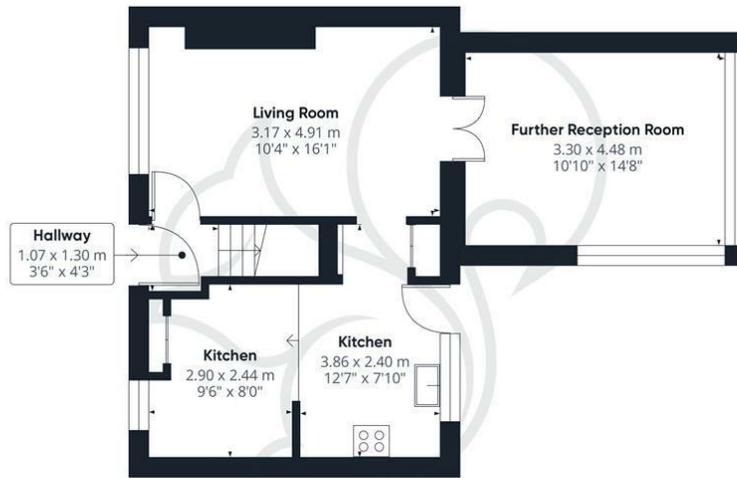
Outside, the rear garden is fully enclosed and designed for low maintenance, laid entirely to patio and offering a perfect space for outdoor seating and dining. A standout feature is an outbuilding/studio with full power—ideal for use as a home office, gym, or creative space. A rear gate provides direct access to a large communal lawned area. To the rear there is an allocated parking space



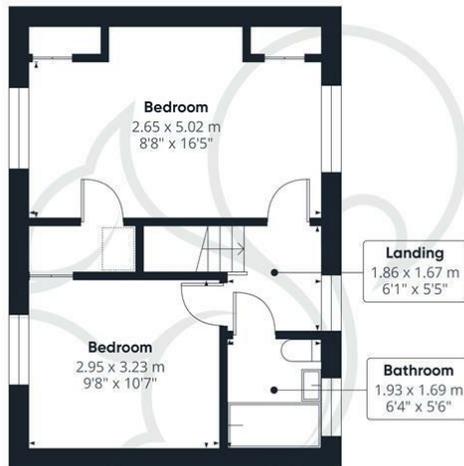








Ground Floor



Floor 1

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Approximate total area⁽¹⁾
81.7 m²
878 ft²

(1) Excluding balconies and terraces.

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:
B

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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