

oakheart



£350,000

Offers In Excess Of
Maypole Green Road, Colchester

Discover this thoughtfully extended three-bedroom semi-detached home in the sought-after CO2 area of Colchester. Perfect for families and professionals alike, the property offers generous living space, modern comforts, and a superb location close to local amenities, schools, and attractions.

This property stands out for its spacious and flexible ground floor layout, featuring an inviting entrance hall with a convenient W/C, leading to a modern open-plan kitchen/diner. The single-storey

extension creates a light-filled social hub, with double doors opening onto a beautifully landscaped, south-facing rear garden –ideal for entertaining or relaxing.

A separate lounge with a charming bay window adds further versatility to the living space. Upstairs, the principal bedroom benefits from an ensuite shower and built-in wardrobes, while the second bedroom is a comfortable double and the third is a versatile small double or single.

Additional highlights include off-road parking, a garage, and proximity to excellent local amenities such as the East of England Co-op Foodstore for daily shopping needs, Gosbecks Primary School for families, and the Roman Circus Visitor Centre for leisure and history enthusiasts. This home offers a wonderful balance of indoor and outdoor living in a vibrant Colchester neighbourhood.











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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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