

oakheart



£300,000

Guide Price

Ash Grove, Colchester

Guide Price: £300,000 - £325,000.

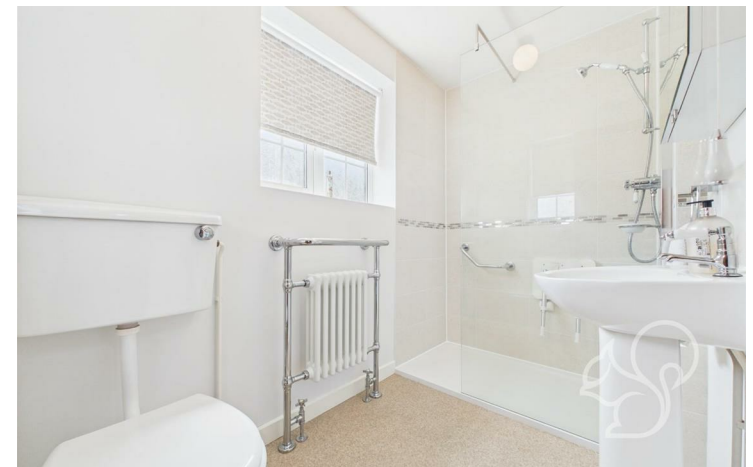
Situated on the sought after Ash Grove, in the south of Colchester, this well-presented and extended three bedroom semi-detached family home offers generous living accommodation throughout. Conveniently located close to a range of local schools, shops and amenities, the property is also within easy reach of Mersea Island, Colchester's historic city centre and mainline train station, offering direct services to London Liverpool Street. The property benefits from having no onward chain.

Upon entering the property, you are welcomed into the entrance hall which leads to a recently modernised ground floor shower room, featuring a double

walk-in shower, WC, wash basin and heated towel rail. The spacious lounge/dining room benefits from a bay window and a feature gas fireplace, creating a warm and inviting family space. To the rear, a generously sized additional reception room has been added via extension off the original reception room which boasts a further gas fireplace, providing versatile space ideal for a further lounge area or dining space. The fitted kitchen leads into a practical utility area, which has a rear door offering access to the garden.

Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom is a comfortable double, while the second double bedroom benefits from a built-in storage cupboard. A further good-sized single bedroom completes the first floor accommodation.

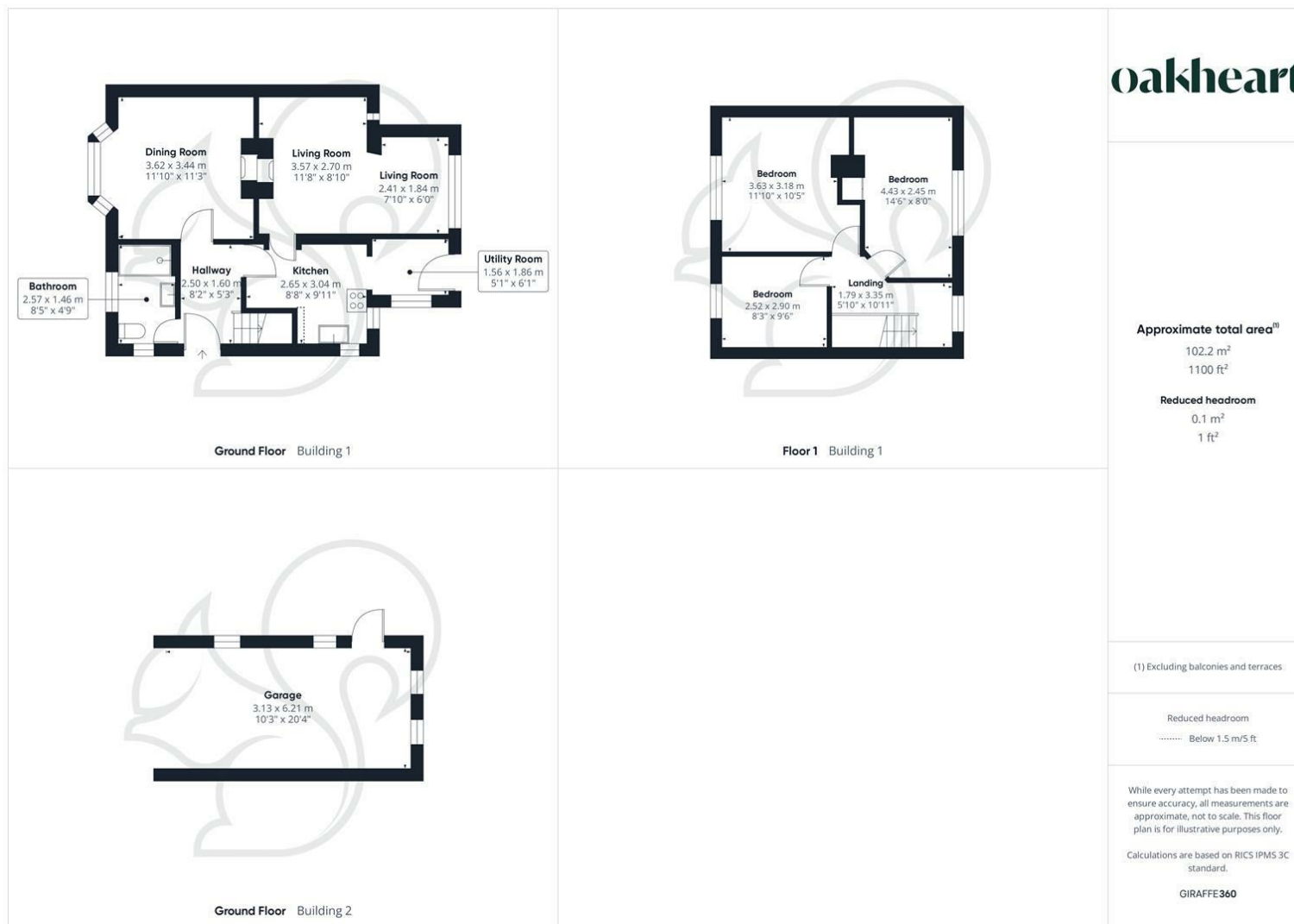
To the rear, the property boasts a well-maintained and fully enclosed garden comprising a patio area, a lawned section bordered by mature flower beds, and a convenient garden shed. There is also a side door providing internal access to the garage. A side gate allows access to the front of the property, where a spacious driveway offers ample off-road parking for multiple vehicles and an up-and-over garage door provides an additional access point to the garage.











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.

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