

£300,000

Offers In Excess Of
Thompson Avenue, Colchester



Situated on the ever-popular Thompson Avenue in the desirable Poets Corner area of Colchester, this two-bedroom detached bungalow offers a fantastic opportunity to enjoy spacious, single-level living in a highly sought-after location. The property is ideally positioned within close proximity to excellent local amenities, high-performing schools, and convenient transport links. The property also benefits from having no onward chain.

Upon entering the bungalow, you are welcomed by an entrance porch that leads through to a bright and inviting lounge, providing a comfortable space to relax or entertain. The fitted kitchen sits to the

side of the property and offers direct access to the garden via a side door. The principal bedroom is a generous size and benefits from sliding patio doors that open onto a private balcony, perfectly positioned to enjoy views over the rear garden. A further bedroom provides flexibility for guests, family, or a home office, and the family bathroom is fitted with a bath and overhead shower, WC, and wash basin.

The rear garden is a particular highlight of the property. South-facing and enclosed, it is mainly laid to lawn with mature shrubs and well-kept borders, along with a patio area ideal for outdoor dining or

relaxing. The garden also provides access into a sunroom, which in turn leads into the garage from the rear, offering useful storage or workspace.

To the front of the property, a good-sized driveway provides ample off-road parking and gives access to the garage via an up-and-over door.

This delightful bungalow offers comfortable and flexible living in a desirable setting, making it ideal for those looking to downsize, retire, or simply enjoy the convenience of single-storey living in a well-regarded part of Colchester.











Ground Floor Building 1



Ground Floor Building 2

oakheart

Approximate total area^m

60 m²
646 ft²

Balconies and terraces

4.1 m²
44 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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