

oakheart



£300,000

Offers In Excess Of  
Cavendish Avenue, Colchester



Positioned on the ever-popular Cavendish Avenue, this well-presented three-bedroom semi-detached home offers spacious accommodation, a beautifully refitted shaker-style kitchen, a superb rear garden, garage, and off-road parking all within easy reach of local schools, Colchester City Centre, and Colchester Town Station, which provides direct rail links to London Liverpool Street. The property is offered with no onward chain.

A welcoming entrance hall leads into a bright and airy living/dining room, featuring charming original wooden floorboards and an electric fireplace that creates a warm focal point. To the rear, the recently refitted kitchen forms the heart of the home, showcasing modern shaker-style cabinetry, solid wood

worktops, and generous storage. A useful pantry/storage cupboard sits just off the kitchen, while a rear door provides direct access to the garden.

Upstairs, the accommodation comprises a spacious principal bedroom with built-in wardrobes and a large window drawing in plenty of natural light. A second double bedroom also benefits from integrated storage, while the third bedroom makes an ideal child's room, study, or nursery. The family bathroom includes a bathtub with overhead shower, WC, and wash basin.

The rear garden, approaching 100ft in length, offers an impressive outdoor space with a combination of lawn, mature borders, and a paved seating area

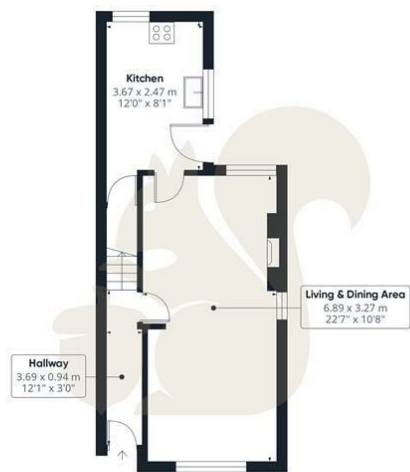
perfect for outdoor dining and relaxation. The garden further benefits from a garage and adjoining workshop, both equipped with power and lighting. Gated side access leads to the front of the property, where a private driveway provides off-road parking for two vehicles.











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Approximate total area<sup>(1)</sup>

89.6 m<sup>2</sup>

964 ft<sup>2</sup>

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

Local Authority:  
Colchester

Tenure:  
Freehold

### Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>66</p>                          | <p>86</p>                                                                            |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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