

oakheart

£400,000

Shakespeare Road, Colchester



Situated on Shakespeare Road in the sought-after CO3 area of Colchester, this spacious three-bedroom home presents an excellent opportunity for buyers looking to modernise and create a fantastic family property in a highly desirable location. Offering generous accommodation across two floors, the property provides great potential for improvement and personalisation throughout.

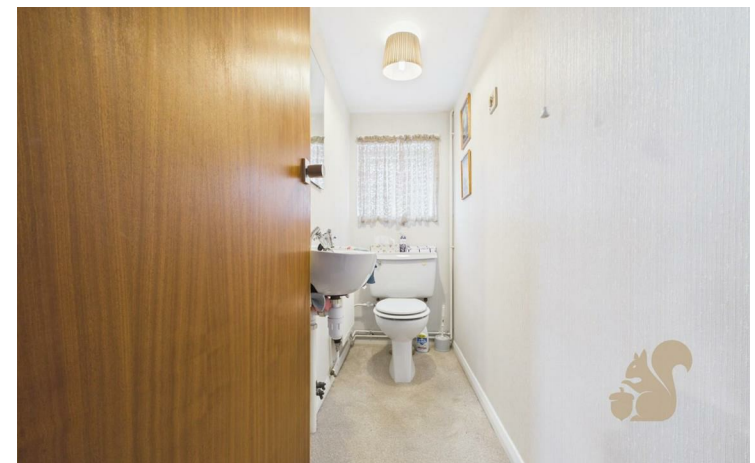
Stepping inside, the property welcomes you via an entrance hallway with stairs rising to the first floor and access to a convenient ground floor

WC, also access into the garage. To the first floor, the home offers a spacious living room filled with natural light, alongside a separate kitchen and an additional reception room providing flexibility for use as a dining room, home office or family room.

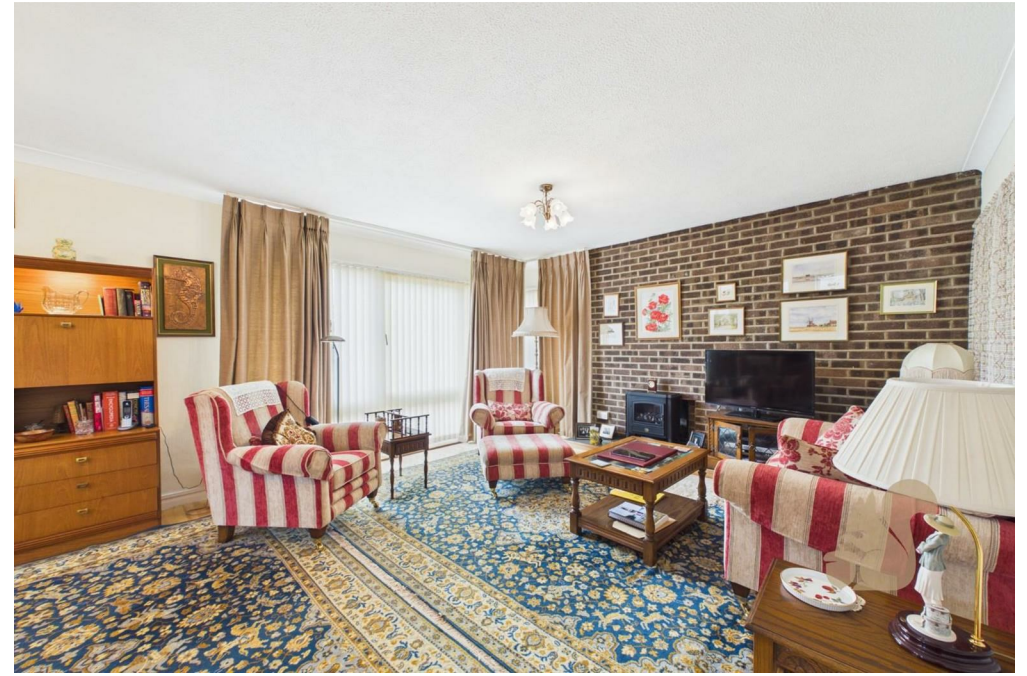
The accommodation further comprises three well-proportioned bedrooms and a family bathroom, with ample scope for refurbishment to suit a purchaser's individual style and requirements.

Externally, the property benefits from a front garden and driveway providing off-road parking for multiple vehicles, in addition to an integral garage offering further storage or conversion potential (subject to planning). To the rear, a mature tiered garden provides a generous outdoor space

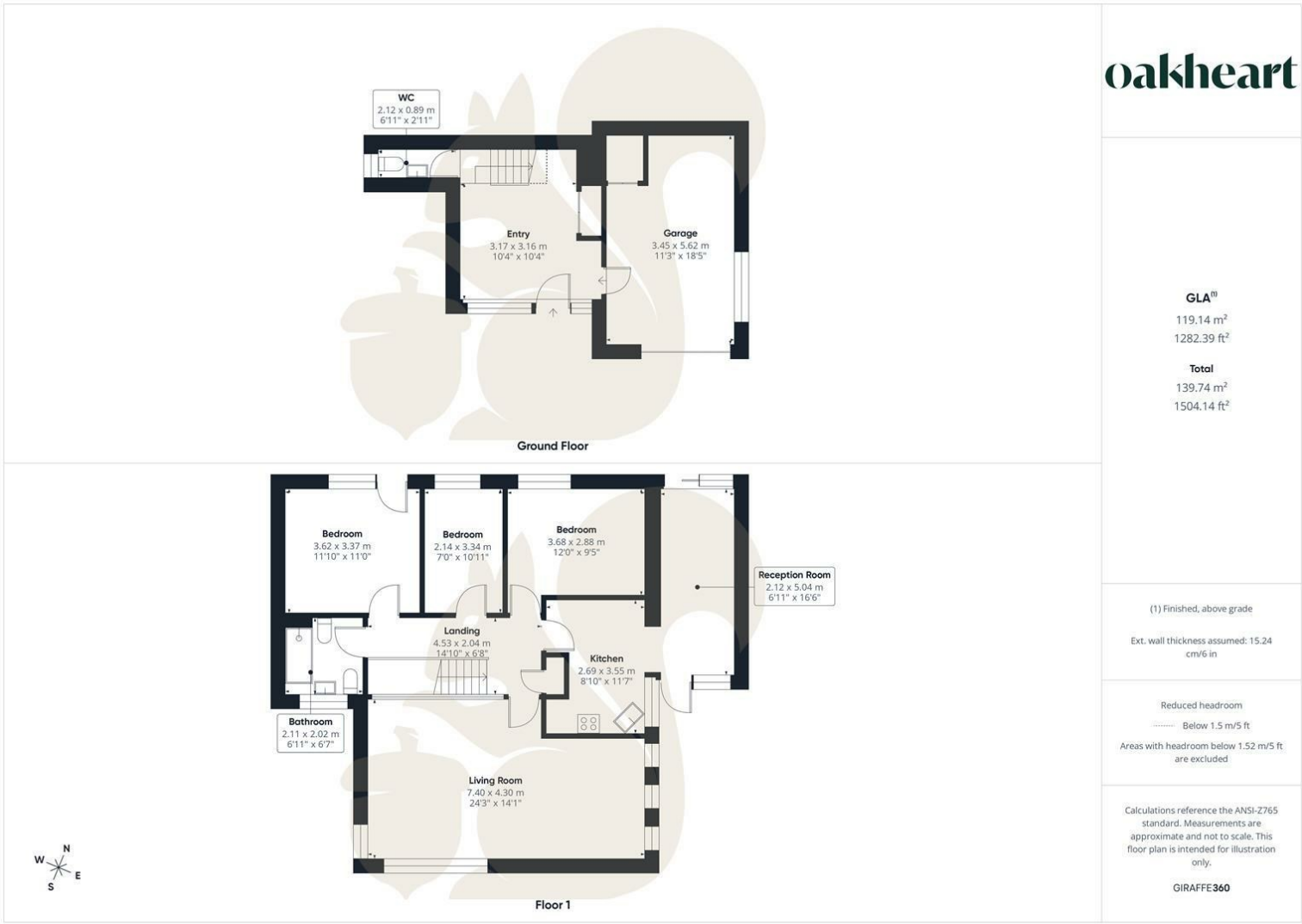
Conveniently positioned close to local amenities, highly regarded schooling and transport links, this property offers an exciting renovation opportunity within one of Colchester's most popular residential areas.











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GLA[®]
 119.14 m²
 1282.39 ft²

Total
 139.74 m²
 1504.14 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
 ----- Below 1.5 m/5 ft
 Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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:
 E

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.