

oakheart

£325,000

Offers In Excess Of
Rook End, Stanway

Situated on Rook End in the highly sought-after Stanway area of Colchester, this spacious four-bedroom link-detached family home offers generous accommodation and an excellent opportunity for buyers looking to renovate and create a home to their own specification. The property requires full modernisation throughout and is offered with no onward chain.

The location provides convenient access to Lakelands Primary School, Stanway School, Stane Retail Park and the A12. Marks Tey railway station is also within easy reach, offering direct services to London Liverpool Street.

The ground floor begins with an entrance hall and downstairs WC. A spacious

kitchen and dining area provides plenty of potential to create a modern, open-plan family space, while the generously sized living room is positioned to the rear of the property. There is also internal access into the garage.

Upstairs, the landing includes a storage cupboard and access to the loft. The principal bedroom benefits from an en-suite shower room, with three further well-proportioned bedrooms and a family bathroom completing the accommodation.

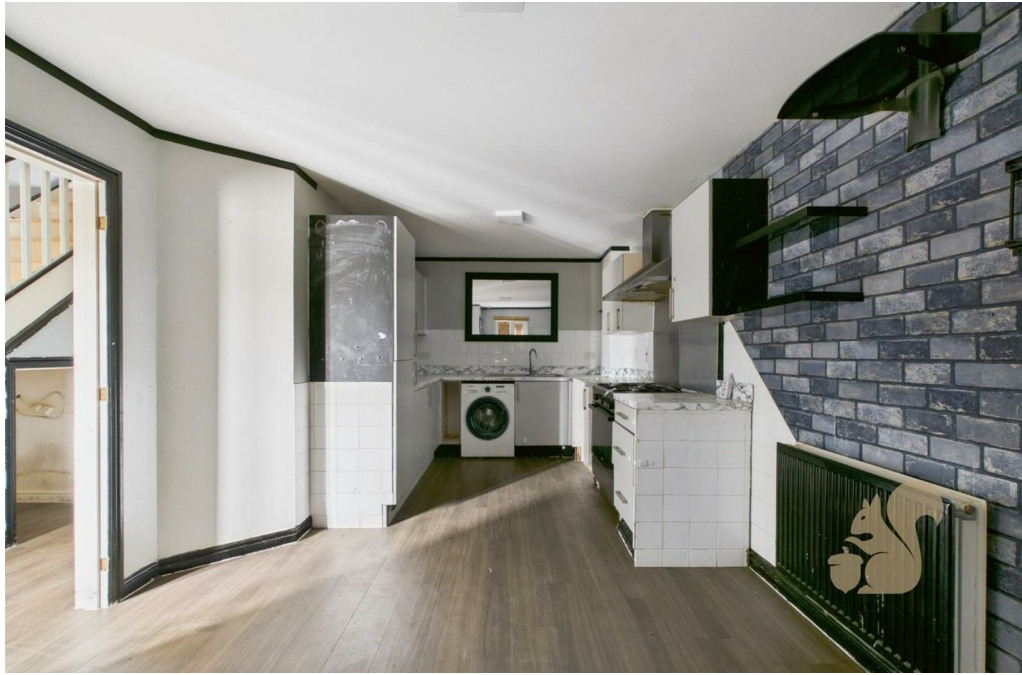
Outside, the enclosed rear garden is a good size and currently comprises a patio and lawn, although it requires landscaping and improvement. A door

provides access into the rear of the garage. To the side of the property is a driveway providing off-road parking, leading to the garage with an up-and-over door.

Offering excellent proportions, a desirable location and considerable potential, this property presents an exciting opportunity to create a superb family home.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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.

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