

**oakheart**



£300,000

Asking Price

Thracian Close, Colchester

A spacious three-bedroom detached home in need of full renovation, offering significant potential for modernisation and personalisation. Situated on the sought-after Thracian Close in the Roman Site area, the property benefits from convenient access to local primary and secondary schools, shops, and excellent transport links. The property is offered with no onward chain, making it ideal for buyers looking to move quickly.

The ground floor comprises an entrance hall, a WC, and a kitchen. The large lounge/dining area features a storage cupboard and sliding doors leading into a sunroom, which itself has a single door and additional patio doors opening onto the rear garden – perfect for bringing the outdoors in.

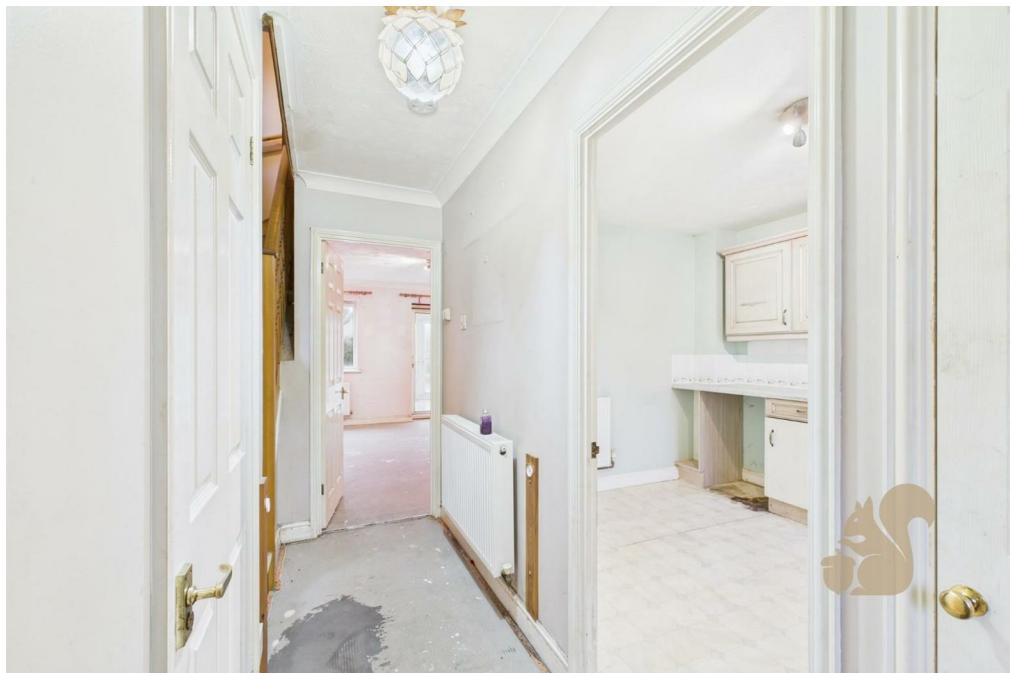
On the first floor, the landing provides loft access and an airing cupboard. The principal bedroom includes built-in wardrobes and an additional cupboard. There is a further double bedroom, a single bedroom, and a family bathroom.

The property boasts a good-sized, enclosed rear garden comprising patio and lawn areas, with side access and a door leading directly into the garage. To the front, there is a driveway providing off-road parking and an up-and-over garage door.

This property represents an exciting project for buyers looking to create their dream home in a popular and convenient South Colchester location.



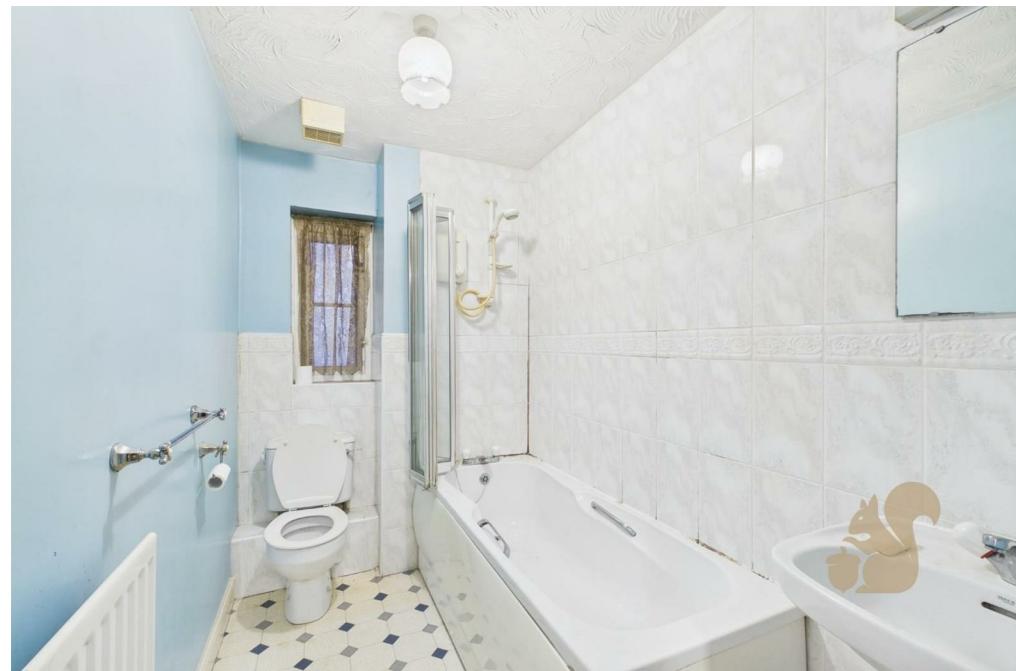




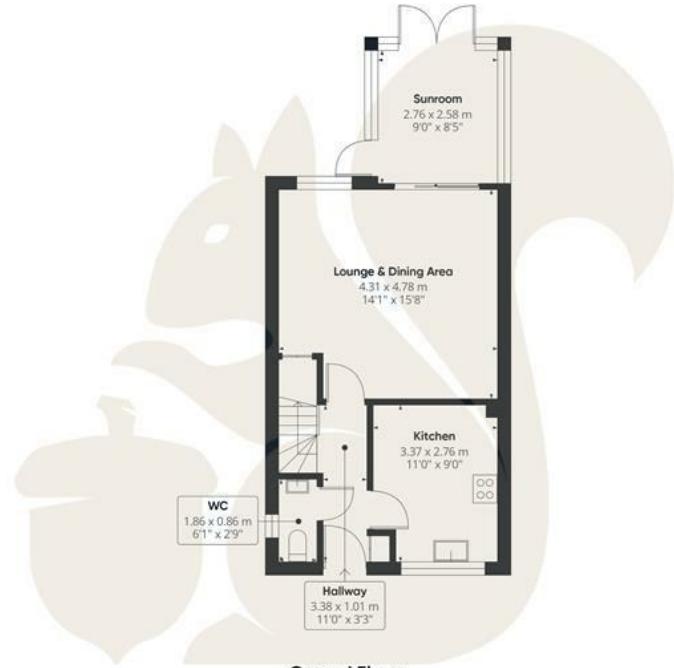












Approximate total area<sup>(1)</sup>

79.3 m<sup>2</sup>

853 ft<sup>2</sup>



(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.

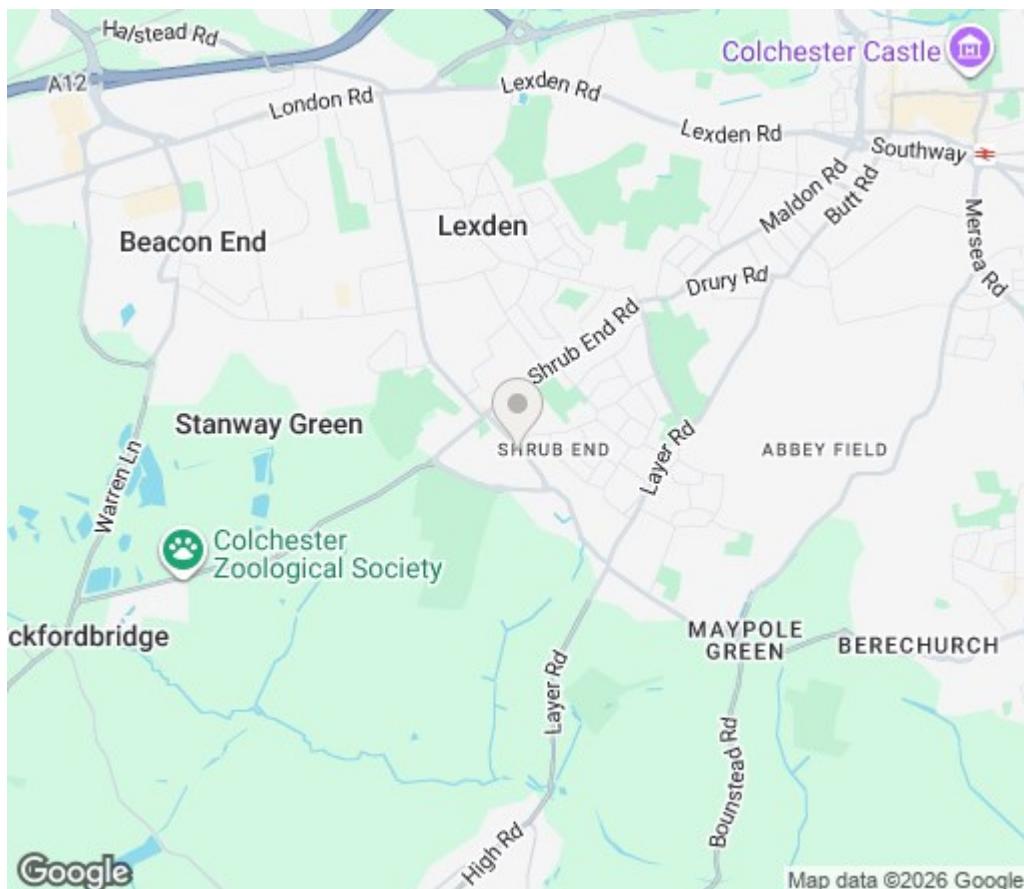
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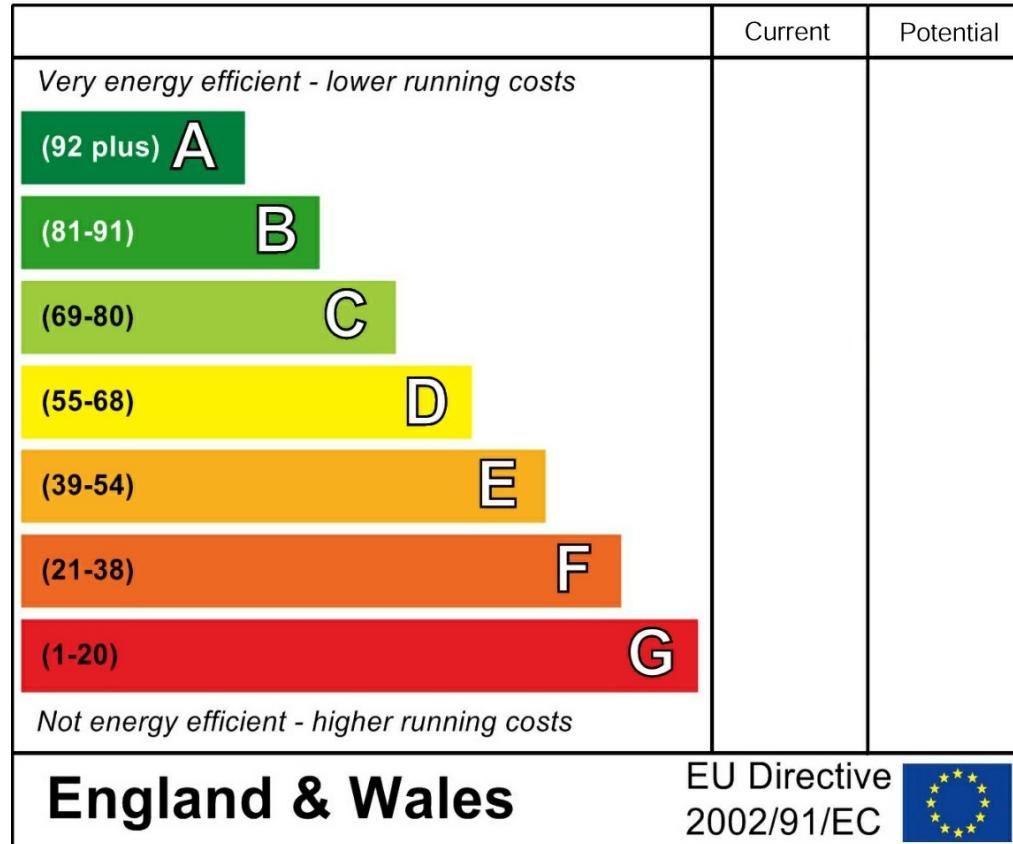
Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D



## Energy Efficiency Rating



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

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