

oakheart



£325,000

Offers In Excess Of  
Gloucester Avenue, Colchester

Situated within the popular Shrub End area of Colchester, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation throughout, alongside excellent access to local amenities, schooling and transport links. The property is positioned to the south of the city and is conveniently located close to both Tollgate Retail Park and Stane Park, offering a wide range of shopping and leisure facilities, while the A12 and nearby Marks Tey station provide easy connections towards London Liverpool Street, the M25 and Stansted Airport.

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

thoughtfully designed with disabled accessibility in mind and fitted with a stylish modern suite. To the rear of the home, the spacious lounge enjoys a feature fireplace and pleasant outlook over the garden, creating a comfortable living space ideal for relaxing and entertaining.

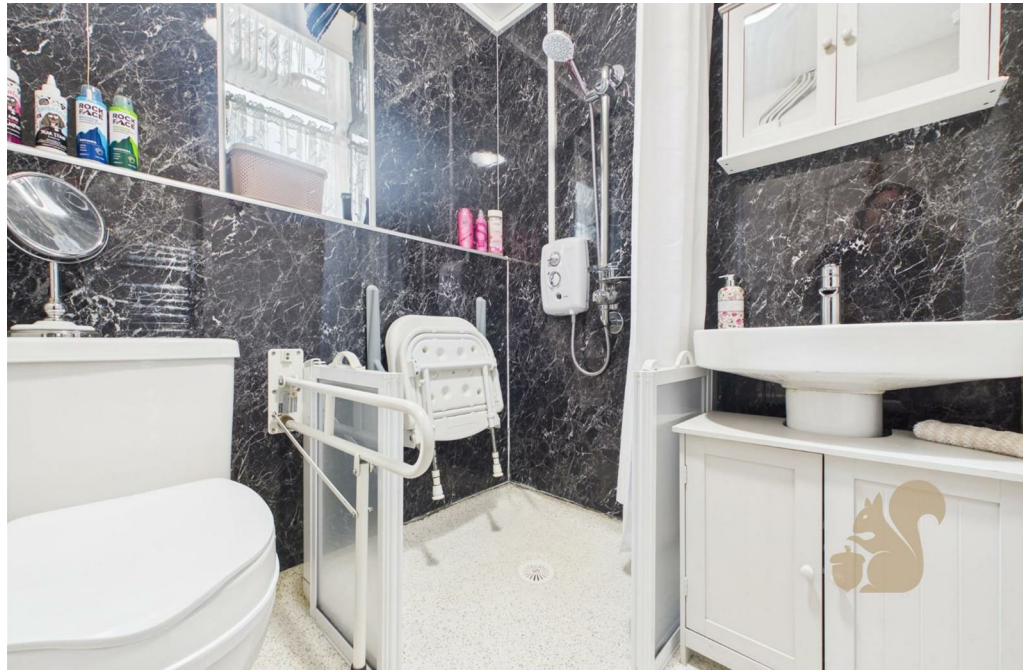
The kitchen is fitted with a range of modern units and work surfaces, incorporating an inset sink, ceramic hob, electric oven and useful storage cupboard. A door from the kitchen leads through to a side lobby with access to both the front and rear gardens, as well as a versatile study/studio space which could be utilised as a home office, hobby room or additional reception area.

To the first floor, the landing leads to three well-proportioned bedrooms alongside a family bathroom comprising a panel bath, wash hand basin and WC.

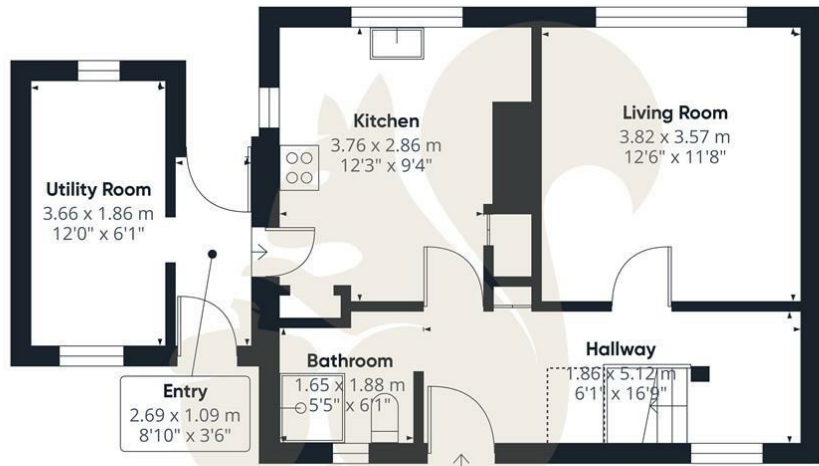
Externally, the property benefits from a generous rear garden which has been attractively landscaped with flower and shrub borders, a decked seating area with pergola, and a summer house with decked veranda (subject to negotiation). Further garden space beyond the gates provides two storage sheds and a Wendy house, making this an ideal outdoor environment for families and entertaining. Off-road parking completes this attractive family home.



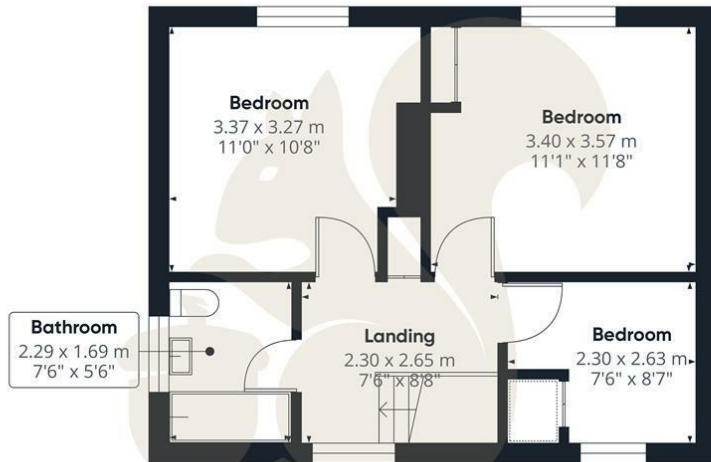








Ground Floor



Floor 1



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**GLA<sup>1)</sup>**  
87.89 m<sup>2</sup>  
946.05 ft<sup>2</sup>

**Total**  
98.62 m<sup>2</sup>  
1061.52 ft<sup>2</sup>

(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:  
A

**Energy Efficiency Rating**

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

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