

oakheart



£325,000

Asking Price

Straight Road, Colchester

Dating back to 1883, this attractive period property offers a wonderful opportunity to acquire a characterful three bedroom home in a convenient Colchester location. Offered with no onward chain, the property combines generous and versatile accommodation with a number of desirable features, including an integral garage, three double bedrooms and an en suite.

Upon entering, the welcoming entrance hall leads through to the principal living accommodation. The lounge provides a comfortable space for relaxing, while the separate dining room offers an ideal setting for family meals and entertaining. To the rear of the property is a well proportioned kitchen, together with a useful utility room and additional hallway space.

The first floor provides three genuinely well proportioned double bedrooms, making this an excellent home for families or those looking for additional space. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a separate family bathroom.

The property also benefits from an integral garage, providing secure parking, storage space or potential to make into another room subject to planning.

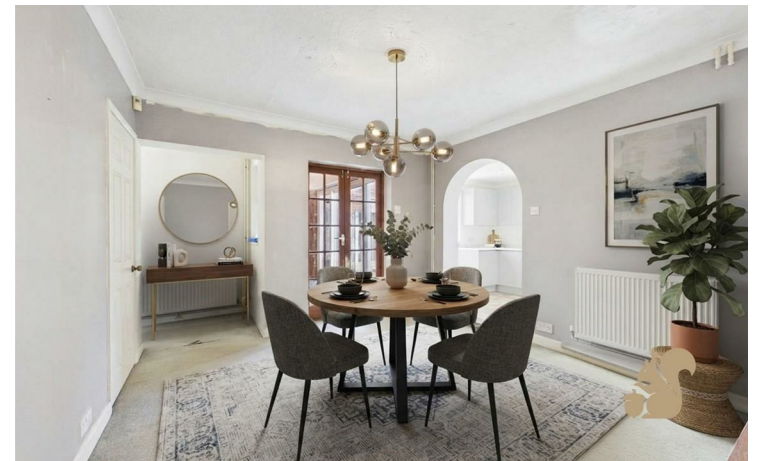
Having been built in 1883, the property has the character and proportions associated with its age and provides an exciting opportunity for a new owner to make it their own. Whether you are looking to update and modernise over

time or simply want a spacious period home with plenty of potential, this property offers an excellent foundation.

The location provides convenient access to Colchester's extensive range of shopping, leisure and recreational facilities, alongside excellent road and rail connections, making it well suited to both families and commuters.

With three double bedrooms, two bathrooms, multiple reception areas, a utility room, integral garage and no onward chain, this is a property that offers considerably more than first meets the eye.

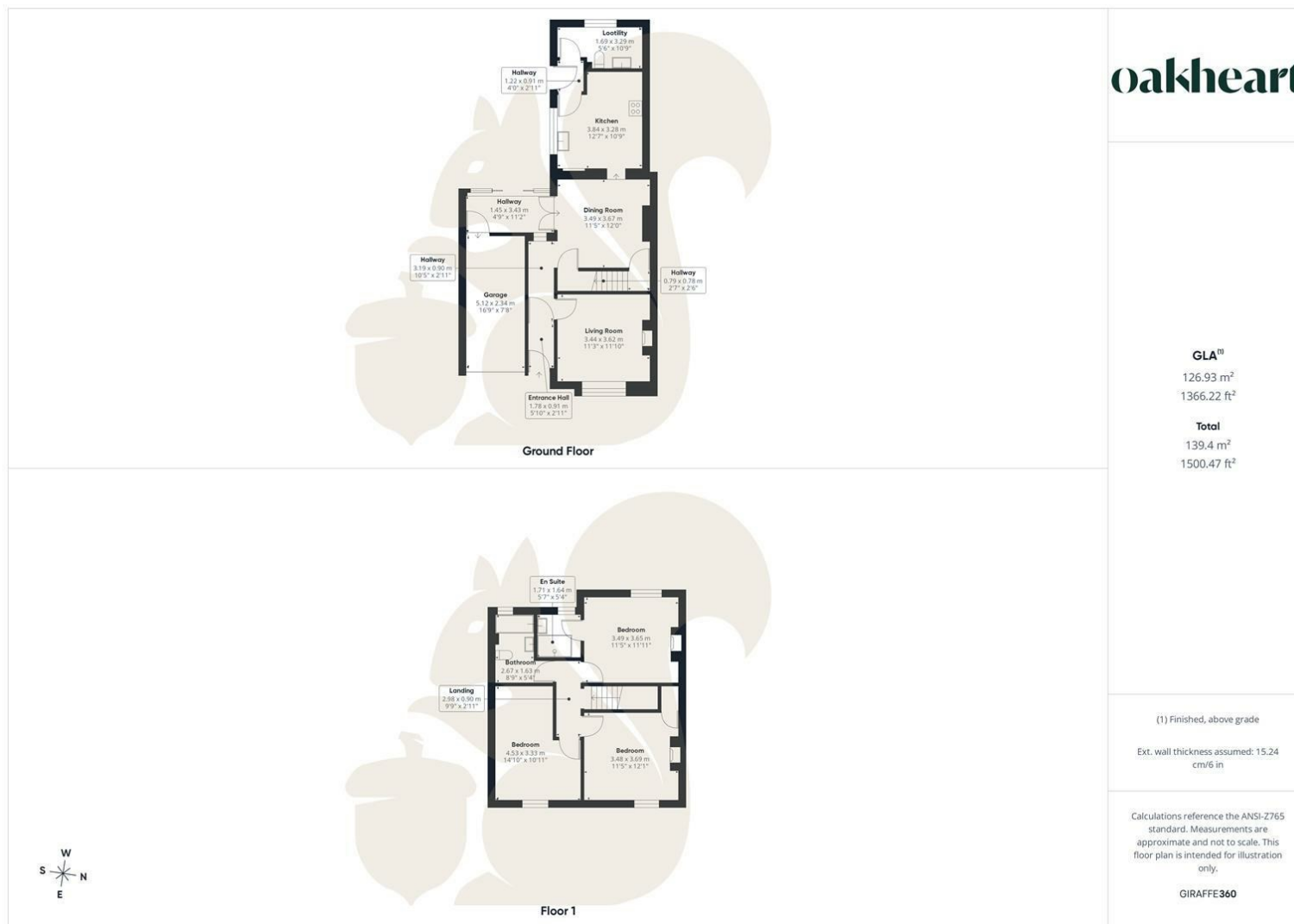
Externally the property benefits from a driveway and private garden.











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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

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.

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