

oakheart



£375,000

Guide Price

Hazell Avenue, Colchester



GUIDE PRICE: £375,000 - £400,000.

Occupying a substantial corner plot in the popular Shrub End area of Colchester, this spacious three-bedroom semi-detached home presents an exceptional opportunity for buyers looking to modernise and create a wonderful long-term family home. Coming to the market for the first time in 64 years, the property has been lovingly owned by

the same family throughout and is offered for sale with no onward chain.

Positioned on a generous plot, the home enjoys an abundance of frontage alongside a particularly impressive L-shaped rear garden, offering excellent potential for extension or further enhancement, subject to the necessary permissions. The property is conveniently

located within easy reach of local amenities, well-regarded primary and secondary schools, and excellent transport links.











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Main building GLA⁽¹⁾

82.2 m²
884.8 ft²

Main building total

89.19 m²
960.05 ft²

Building 2 total

5.35 m²
57.59 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:

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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