oakheart

£270,000

Guide Price

Hickory Avenue, Colchester

Guide Price £270,000 - £280,000

Situated in the CO4 area of Colchester, this well-presented three-bedroom home on Hickory Avenue offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers or investors. The property is conveniently positioned for access to local shops, schools, amenities and transport links, with Colchester city centre and the University of Essex also within easy reach.

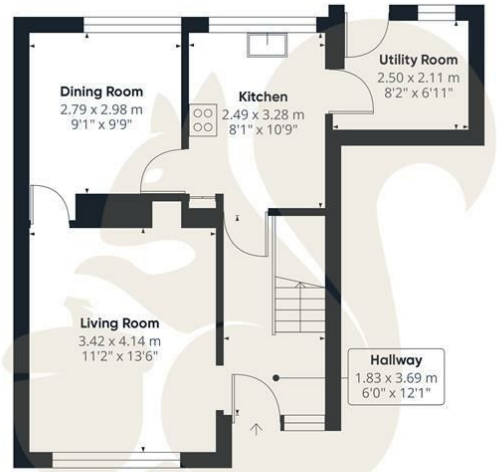
Upon entering, you are welcomed by a spacious hallway, with stairs rising to the first floor which. The generous living room offers a comfortable and bright space for relaxing, while the separate dining room provides an ideal setting for family meals and entertaining.

The kitchen is positioned to the rear and offers a range of wall and base units, cooking facilities and useful workspace. A separate utility room provides additional storage and space for appliances, adding further practicality to the home.

Upstairs, the property offers three well-proportioned bedrooms, providing flexible accommodation for families, guests or those working from home. The principal bedroom is a generous double, while the two further bedrooms offer excellent versatility. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from its own outside space, providing an ideal area for outdoor seating, entertaining and family use. To the front off road parking is available

August 2026
ECO VER



Ground Floor

Floor 1

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GLA[1]
96.86 m²
1042.55 ft²

Total
96.86 m²
1042.55 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

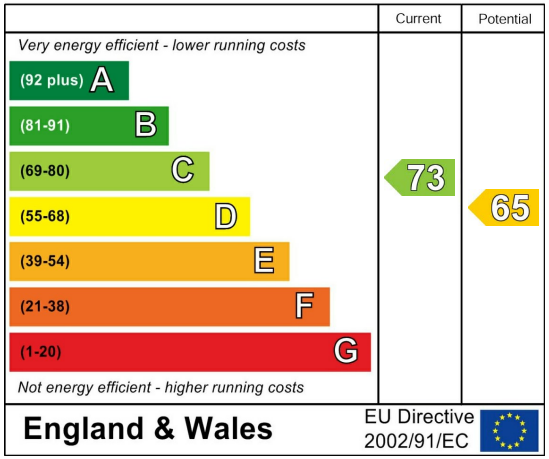
GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

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.

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