

oakheart



£220,000

Guide Price

Hooper Avenue, Colchester

GUIDE PRICE: £220,000 - £230,000.

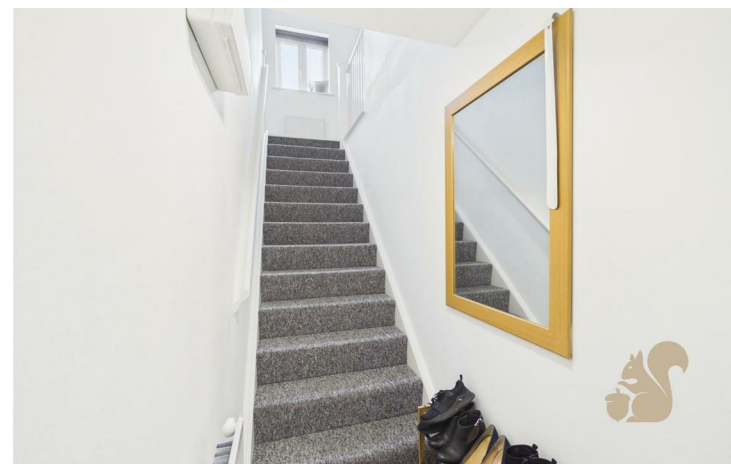
Offered to the market with no onward chain, this spacious and immaculately presented two-bedroom coach house enjoys a desirable position with convenient access to local schools, shops and transport links. Benefitting from open-plan living, a garage and allocated parking, this property would make an ideal first-time purchase, investment or downsize opportunity.

Upon entering the property, the ground floor comprises a welcoming entrance hall, providing the perfect space for coats and shoes, with stairs rising to the first-floor accommodation.

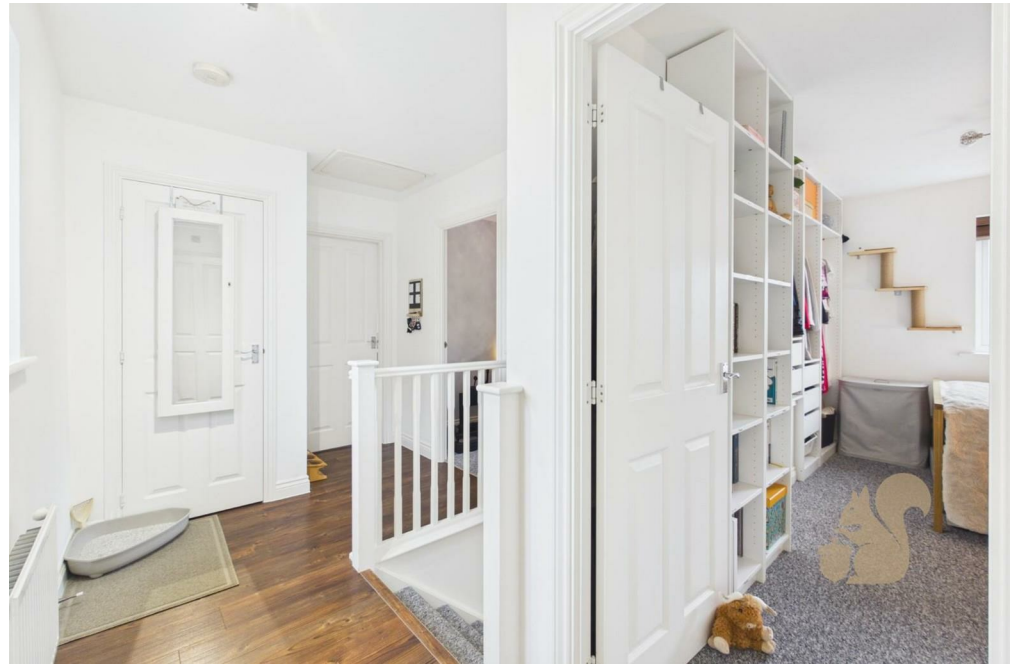
The first-floor landing features a useful storage cupboard and leads into the impressive open-plan kitchen, dining and living area. The kitchen is well-appointed with an abundance of worktop and cupboard space, creating a practical and sociable environment for everyday living and entertaining. The accommodation further comprises a spacious principal

double bedroom, a second well-proportioned bedroom currently utilised as a home office, and a modern family bathroom fitted with a bath and shower over, WC and wash hand basin.

Externally, the property continues to impress with a garage featuring an up-and-over door, power supply, outside water tap and an additional built-in storage cupboard. A parking space is located directly in front of the garage for added convenience. To the front of the property, a small enclosed garden provides an ideal spot for outdoor seating and relaxation.











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**GLA<sup>1)</sup>**  
67.6 m<sup>2</sup>  
727.64 ft<sup>2</sup>

**Total**  
83.07 m<sup>2</sup>  
894.17 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:  
B

**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>	79	79
(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.

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