

oakheart



£325,000

Owen Ward Close, Colchester



Positioned within a peaceful cul-de-sac in the ever-popular Shrub End area of Colchester, this attractive three bedroom semi-detached home offers well-balanced accommodation ideal for families and first-time buyers alike. The location is particularly convenient, with a range of local schooling, shops, healthcare facilities and everyday amenities all within easy walking distance, while Tollgate and Stane Retail Parks are just a short drive away. For leisure, Colchester Zoo is also nearby, making this an excellent setting for family living.

The property is approached via a private driveway providing off-road parking for multiple vehicles. Internally, a welcoming entrance hallway leads through to the main living space. The open plan living and dining area is a real highlight

of the home, offering a bright and versatile space for both relaxing and entertaining, with French doors opening directly onto the rear garden.

The kitchen is well-appointed and thoughtfully designed, featuring a range of modern units and ample worktop space, creating a practical and stylish environment for everyday use.

To the first floor, a central landing provides access to three well-proportioned bedrooms, all offering comfortable accommodation, alongside a contemporary family bathroom finished to a good standard.

Externally, the property benefits from a generously sized rear garden, mainly laid to lawn with a recently installed decking area ideal for outdoor dining. The garden is enclosed, providing a safe and private space, and also includes a useful timber shed.

This is a fantastic opportunity to acquire a well-maintained home in a desirable location, offering both comfort and convenience in equal measure.











oakheart

GLATM
76.17 m²
819.88 ft²

Total
76.17 m²
819.88 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:
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		84
(69-80) C	70	
(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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart