

oakheart

£375,000

Guide Price

Gosbecks Road, Colchester

Guide Price: £375,000 - £400,000.

Positioned along Gosbecks Road in the popular Shrub End area of Colchester, this immaculate and fully renovated three bedroom semi-detached home offers stylish, turn-key accommodation with excellent access to local primary and secondary schools, Stane Retail Park, the A12, and Marks Tey Train Station, which provides direct services into London Liverpool Street.

A welcoming porch leads into a central hallway, setting the tone for the quality and finish found throughout. The lounge is positioned to the front of the property and forms a comfortable yet impressive living space, benefitting from dual front-facing windows including a large bay, neutral carpeting, and a recessed TV alcove.

To the rear, the dining room enjoys wood-effect flooring and is flooded with natural light via two substantial skylights. This space also benefits from built-in storage and a conveniently placed ground floor WC tucked neatly beneath the staircase.

The kitchen has been fully refurbished to a high standard and features an attractive range of wood-finish units paired with marble-style worktops. Integrated appliances include an eye-level double oven and fridge/freezer, while French-style double doors open directly onto the rear garden—perfect for entertaining and everyday family living.

The first floor hosts three generously sized double bedrooms, with the principal bedroom benefitting from a contemporary en-suite shower room complete with a

walk-in shower. The family bathroom is equally impressive, offering both a full-sized bath and a separate shower enclosure, finished in a modern, clean style.

Externally, the rear garden is of a good size and thoughtfully arranged with a combination of lawn and patio areas, along with an additional stone section to the rear. The garden is fully enclosed with panelled fencing, providing a private and secure outdoor space. There is a parking space to the front of the property.









KITCHEN
13'8" x 11'1"
4.16m x 3.37m

DINING ROOM
12'0" x 7'9"
3.65m x 2.36m

LOUNGE
19'7" x 13'7"
5.96m x 4.14m

WC
5'7" x 3'9"
1.40m x 1.22m

ENTRANCE HALL

PORCH

STAIRS
UP

STORAGE

FEATURES: The plan includes a kitchen with a four-burner gas hob, a sink, and a refrigerator. The lounge features a fireplace on the left wall. The dining room has two windows with dashed lines indicating double-glazing. The entrance hall leads to a front porch and includes a storage area and a door to the rear garden. The stairs lead up to the first floor.

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the top left is the Master Bedroom (13'1" x 10'8", 3.98m x 3.25m). To the bottom left is Bedroom 2 (12'0" x 10'10", 3.65m x 3.30m). To the top right is the Bathroom (8'10" x 5'11", 2.69m x 1.80m). To the bottom right is Bedroom 3 (12'1" x 9'8", 3.68m x 2.94m). An Ensuite is located between the Master Bedroom and Bedroom 2. A Wardrobe is located between the Bathroom and Bedroom 3. The plan also includes a kitchen area (partially visible as 'ITY') and a living area (partially visible as 'LIVING') adjacent to the landing.

MASTER BEDROOM
13'1" x 10'8"
3.98m x 3.25m

BATHROOM
8'10" x 5'11"
2.69m x 1.80m

ENSUITE

LANDING

DOWN

BEDROOM 2
12'0" x 10'10"
3.65m x 3.30m

BEDROOM 3
12'1" x 9'8"
3.68m x 2.94m

WARDROBE

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>75</p>	<p>87</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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