

oakheart



£150,000

Offers In Excess Of
Greenstead Road, Colchester

CASH BUYERS ONLY

Situated on Greenstead Road, Colchester, this three-bedroom mid-terraced home presents a fantastic development opportunity for cash purchasers seeking a full refurbishment project. Offering generous internal accommodation over two floors and a substantial rear garden extending approximately 100 feet, this property has superb potential to be redesigned, modernised, and added to.

The ground floor offers a well-proportioned living room to the front elevation, leading into a kitchen with outlooks over the garden. Beyond the kitchen sits a

hallway with access to the rear and a conveniently positioned ground-floor bathroom.

Upstairs, the first floor features three bedrooms arranged from a central landing – with the principal bedroom to the front, a further double bedroom to the centre, and a good sized third bedroom overlooking the rear garden.

Externally, the garden is a benefit: a long, mature rear garden provides plenty of scope for landscaping, outdoor entertaining space, extensions (STP), or hobbies such as home growing. To the front of the property, driveway parking

Conveniently located for Colchester city centre, Essex University, local schooling, transport links and shopping facilities, this property is ideally placed for town living.

Agents Note:

The Owner has advised, There is an alley way between 35 & 37 Greenstead Road which provided access to the rear of the property. Furthermore the owner has advised, Engineering drawings and surveys have been carried out to make the property open plan, these can be provided upon request.











Hallway
2.03 x 1.07 m
6'7" x 3'5"

Living Room
3.45 x 3.30 m

Floor 1

Approximate total area⁽¹⁾62.9 m²677 ft²

Reduced headroom

0.8 m² 9 ft^2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

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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