

oakheart

£290,000

Offers In Excess Of  
Paxman Gardens, Colchester



This well-proportioned three-bedroom home offers comfortable accommodation arranged over two floors and presents an excellent opportunity for buyers seeking a property they can personalise over time.

The ground floor welcomes you with an entrance hallway leading to a fitted kitchen, a convenient cloakroom/WC, and a spacious living room positioned to the rear of the property. The living room enjoys generous dimensions and provides ample space for both seating and dining, with access to the garden making it an ideal area for everyday living and entertaining.

Upstairs, the first floor comprises three bedrooms, including a well-sized principal bedroom, alongside a family bathroom. The layout is practical and well-balanced, making the home suitable for a range of buyers, including first-time purchasers, growing families, or investors.

The property is presented in good overall condition, while offering scope for personal updating and modernisation, allowing the next owner to add value and tailor the interiors to their own taste. The property benefits from allocated parking.

Edward Paxman Gardens is conveniently located for Colchester city centre, local amenities, schools, and transport links, including Colchester Town and North stations, making this a well-positioned home for both commuters and local residents alike.





















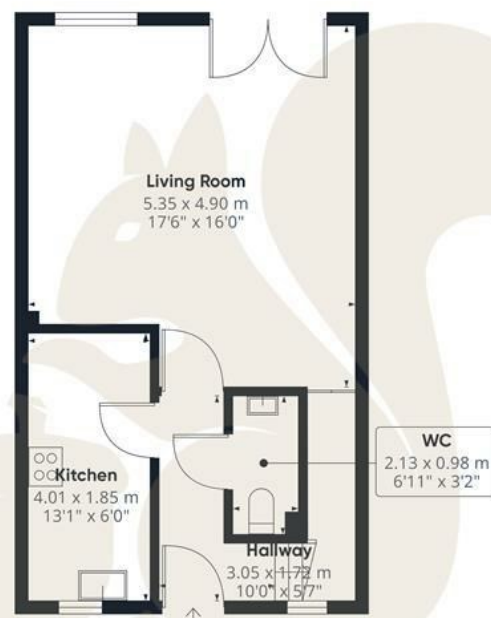




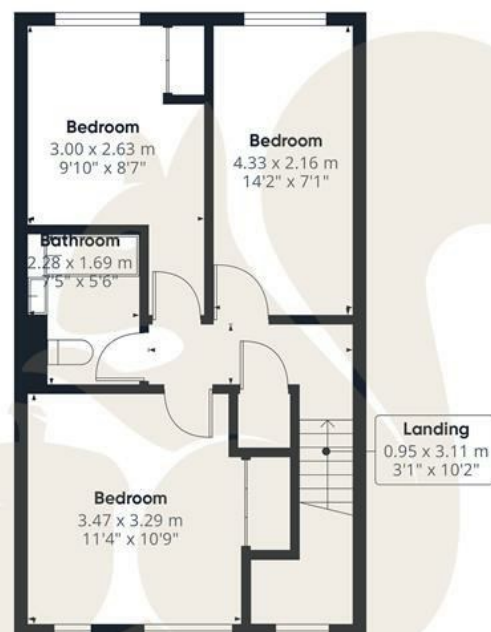




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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

79.2 m<sup>2</sup>

854 ft<sup>2</sup>

(1) Excluding balconies and terraces

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:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D



## Energy Efficiency Rating

|   | Current                    | Potential  |
|---|----------------------------|--|
| Very energy efficient - lower running costs |                            |  |
| (92 plus) <b>A</b>                          |                            |  |
| (81-91) <b>B</b>                            |                            |  |
| (69-80) <b>C</b>                            |                            |  |
| (55-68) <b>D</b>                            |                            |  |
| (39-54) <b>E</b>                            |                            |  |
| (21-38) <b>F</b>                            |                            |  |
| (1-20) <b>G</b>                             |                            |  |
| Not energy efficient - higher running costs |                            |  |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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