

oakheart



£325,000

Offers In Excess Of
Gloucester Avenue, Colchester

Situated on Gloucester Avenue in the popular Shrub End area of Colchester, this spacious three-bedroom semi-detached home offers well-proportioned accommodation throughout and convenient access to local primary and secondary schools, nearby amenities, and excellent transport links.

The ground floor begins with a welcoming entrance hall leading to a convenient downstairs WC and utility area, providing practical everyday functionality. The generous lounge enjoys plenty of natural light and features sliding doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining. The kitchen offers ample worktop and cupboard space and comfortably accommodates a dining table, making it a

great hub of the home.

Accessed from the kitchen is a useful lean-to extension, which benefits from its own separate front entrance as well as a rear door leading to the garden, offering flexibility of use. Off this area is an additional room that could serve as a fourth bedroom, home office, or snug.

To the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from a built-in cupboard, while the second double bedroom features built-in storage/wardrobes. The third bedroom is a comfortable single room with a useful built-in cupboard over the

stairs. Completing the accommodation is the family bathroom, fitted with a bath with shower over, WC, and wash basin.

Outside, the property enjoys a generous rear garden, featuring an extended patio area, a large lawn, mature plum tree, established hedging, and additional stoned areas to the side. A shed to the rear provides further storage. To the front, the property benefits from ample off-road parking for multiple vehicles.

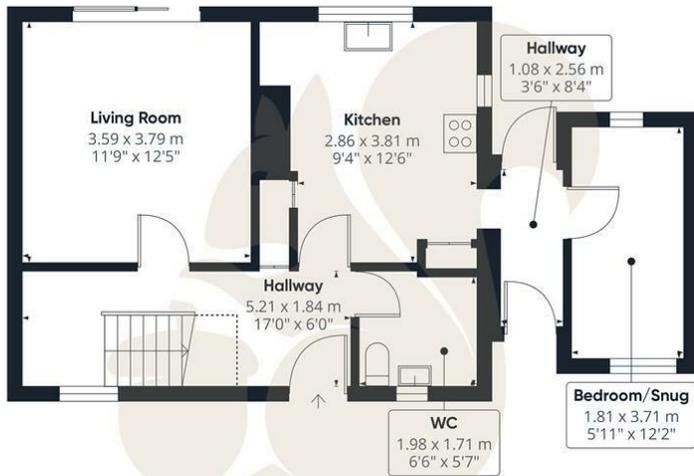
Offering versatile living space in a well-regarded residential location, this property would make an excellent family home.



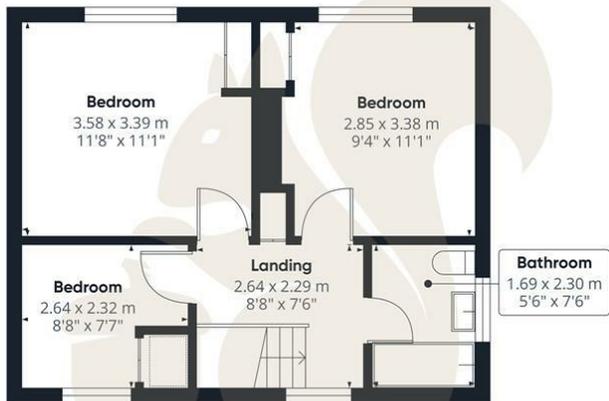








Ground Floor



Floor 1



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Approximate total area⁽¹⁾

85.5 m²
919 ft²

Reduced headroom

0.8 m²
8 ft²

(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:

Colchester

Tenure:

Freehold

Council Tax Band:

A

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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