

oakheart



£375,000

Guide Price

Chestnut Avenue, Colchester

Guide Price £375,000 – £400,000

Situated on Chestnut Avenue in the CO2 area of Colchester, this well-proportioned three-bedroom detached family home is offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking spacious accommodation with scope to modernise and personalise to their own taste.

Stepping inside, the property welcomes you via an entrance hallway with stairs rising to the first floor. The generous reception room provides a bright and comfortable living space, complete with a feature fireplace creating a

central focal point. To the opposite side of the home, the open-plan kitchen/dining room offers excellent storage and worktop space, alongside ample room for family dining, entertaining and hosting.

To the first floor, the landing leads to three bedrooms, including two well-proportioned double rooms and a further single bedroom, in addition to a spacious four-piece family bathroom.

Externally, the property benefits from a substantial private rear garden commencing with a patio seating area and extending predominantly to lawn, enclosed by mature hedging and panel fencing, creating an ideal outdoor

environment for families and entertaining. The property further benefits from a garage providing additional storage or parking potential.

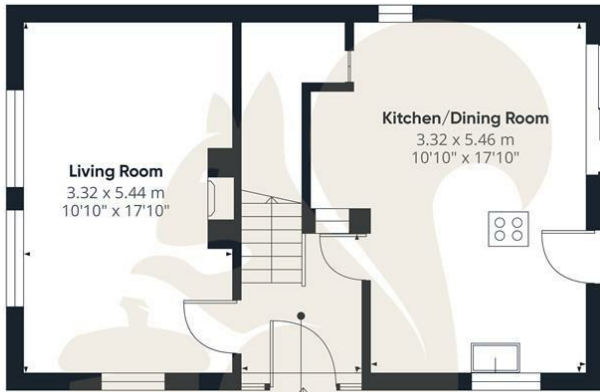
Conveniently positioned to the south of Colchester, the property enjoys easy access to local amenities, shops and regular bus routes into the city centre, while nearby transport links provide convenient access towards central Colchester and Mersea Island. The property is also located close to the popular Friday Woods, ideal for walking and outdoor recreation.



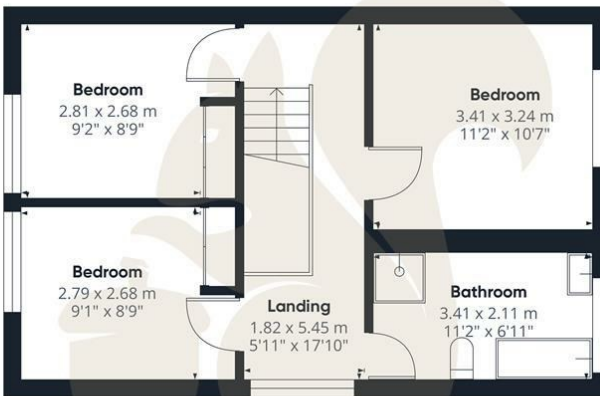








Ground Floor



Floor 1



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GLA¹⁾
99.77 m²
1073.96 ft²

Total
99.77 m²
1073.96 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:

Tenure:
Freehold

Council Tax Band:
D

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	66	74
(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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