

oakheart



£210,000

Guide Price

Hooper Avenue, Colchester

Guide Price: £210,000 - £220,000.

A beautifully presented duplex coach house located within the popular CO2 district of Colchester, offering stylish, high-spec accommodation arranged over two floors, together with a garage and allocated parking.

The first floor is accessed via a private entrance hall with stairs rising to a bright landing. From here, there is an impressive open-plan living room with space to dine, and a separate contemporary kitchen fitted with modern units and worktops. A well-appointed bathroom and a generous double bedroom complete this level, creating an attractive main living floor.

Stairs continue up to the second floor where you will find a versatile office/occasional room, ideal as a home-working space, hobby room or additional storage as required. The property is presented to a particularly high standard throughout, allowing a buyer to move straight in and enjoy from day one.

Outside, the coach house benefits from its own garage positioned beneath, providing secure parking and extra storage, along with additional allocated parking close by. This setup is perfect for buyers needing both car and bike storage, while keeping running costs low.

CO2 is a well-connected part of Colchester, combining a mainly residential feel with easy access to the town centre, local retail parks and the wider road network via the A12. The area is served by a good selection of primary and secondary schools, with further education available at the nearby University of Essex. Regular bus routes and nearby rail links at Colchester and Hythe stations provide convenient connections towards London Liverpool Street, Ipswich and the surrounding villages, making this an ideal base for commuters and students alike.

Agents Note:

The owners have made us aware there is an annual estate charge in the region of £550 a year











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Approximate total area¹⁾

64 m²
690 ft²

Reduced headroom

1.3 m²
14 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:

Tenure:
Flying Freehold

Council Tax Band:
B

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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