

oakheart

£300,000

Offers In Excess Of
Cobble Row, Stanway, Colchester



Offered with no onward chain is Coalmans Cottage is an exciting opportunity to acquire a three bedroom home in a particularly desirable part of Stanway, tucked away in a peaceful cul de sac and enjoying easy access to Clairmont Field. Requiring complete renovation, the property offers the opportunity for the next owner to create a home entirely to their own style and specification.

The accommodation is well proportioned, extending to approximately 965 sq ft, with a layout that lends itself well to modern family living. The ground floor provides a welcoming entrance hall leading through to a generous living and dining room, with a separate kitchen and downstairs WC. Upstairs, there are three bedrooms, including a principal bedroom with its own en suite, together with a family bathroom.

Outside, the property benefits from a detached garage, while the surrounding position is a real highlight. Set within a quiet and attractive cul de sac, Coalmans Cottage is situated in the older, more established part of Stanway, away from the more modern developments but still within easy reach of the amenities the area has to offer.

For families, Clairmont Field is just moments away, providing a fantastic area of open space for children to play, football and enjoy the outdoors, whilst also being ideal for those with dogs who will appreciate the nearby walking routes.

The property is undoubtedly one for someone with vision, but the combination of its generous proportions, three bedrooms, two bathrooms, detached garage and enviable position provides an excellent foundation. With the right investment and imagination,

this could be transformed into a superb family home in a location that is increasingly difficult to replicate.

Agent's Note

Section 21, Estate Agency Act 1979: In accordance with the Estate Agency Act 1979, we declare that this property is owned by someone with a relation to Oakheart Property Agency.

Please note some photos have been virtually staged.









