

oakheart



£300,000

Guide Price

Straight Road, Colchester

Guide Price: £300,000 - £325,000 Offered with no onward chain and dating back to 1883, this attractive period property offers a wonderful opportunity to acquire a characterful three bedroom home in a convenient Colchester location. The property combines generous and versatile accommodation with a number of desirable features, including an integral garage, three double bedrooms and an en suite.

Upon entering, the welcoming entrance hall leads through to the principal living accommodation. The lounge provides a comfortable space for relaxing, while the separate dining room offers an ideal setting for family meals and entertaining. To the rear of the property is a well proportioned kitchen,

together with a useful utility room and additional hallway space.

The first floor provides three genuinely well proportioned double bedrooms, making this an excellent home for families or those looking for additional space. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a separate family bathroom.

The property also benefits from an integral garage, providing secure parking, storage space or potential to make into another room subject to planning.

The location provides convenient access to Colchester's extensive range of

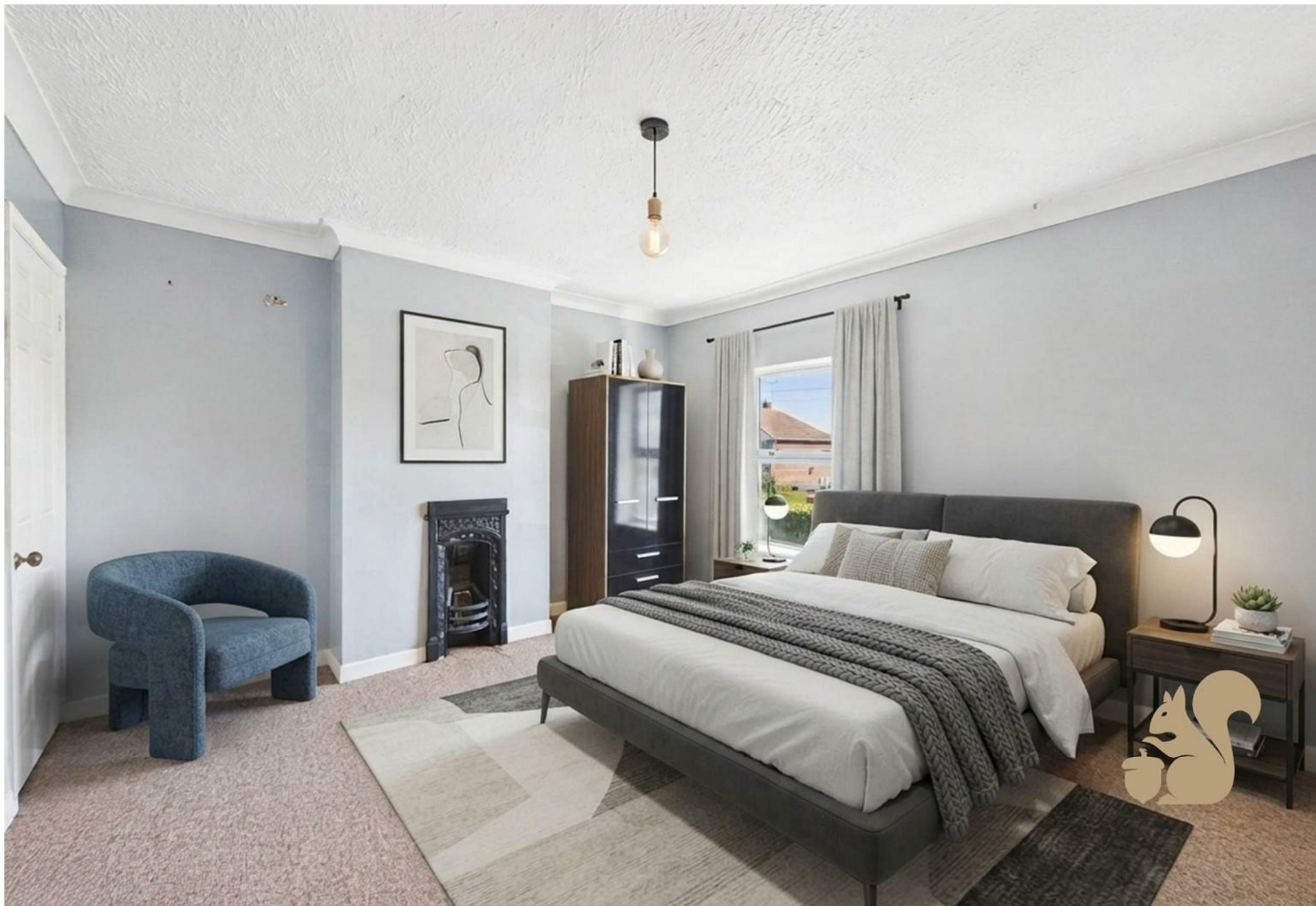
shopping, leisure and recreational facilities, alongside excellent road and rail connections, making it well suited to both families and commuters.

With three double bedrooms, two bathrooms, multiple reception areas, a utility room, integral garage and no onward chain, this is a property that offers considerably more than first meets the eye.

Agent's Note

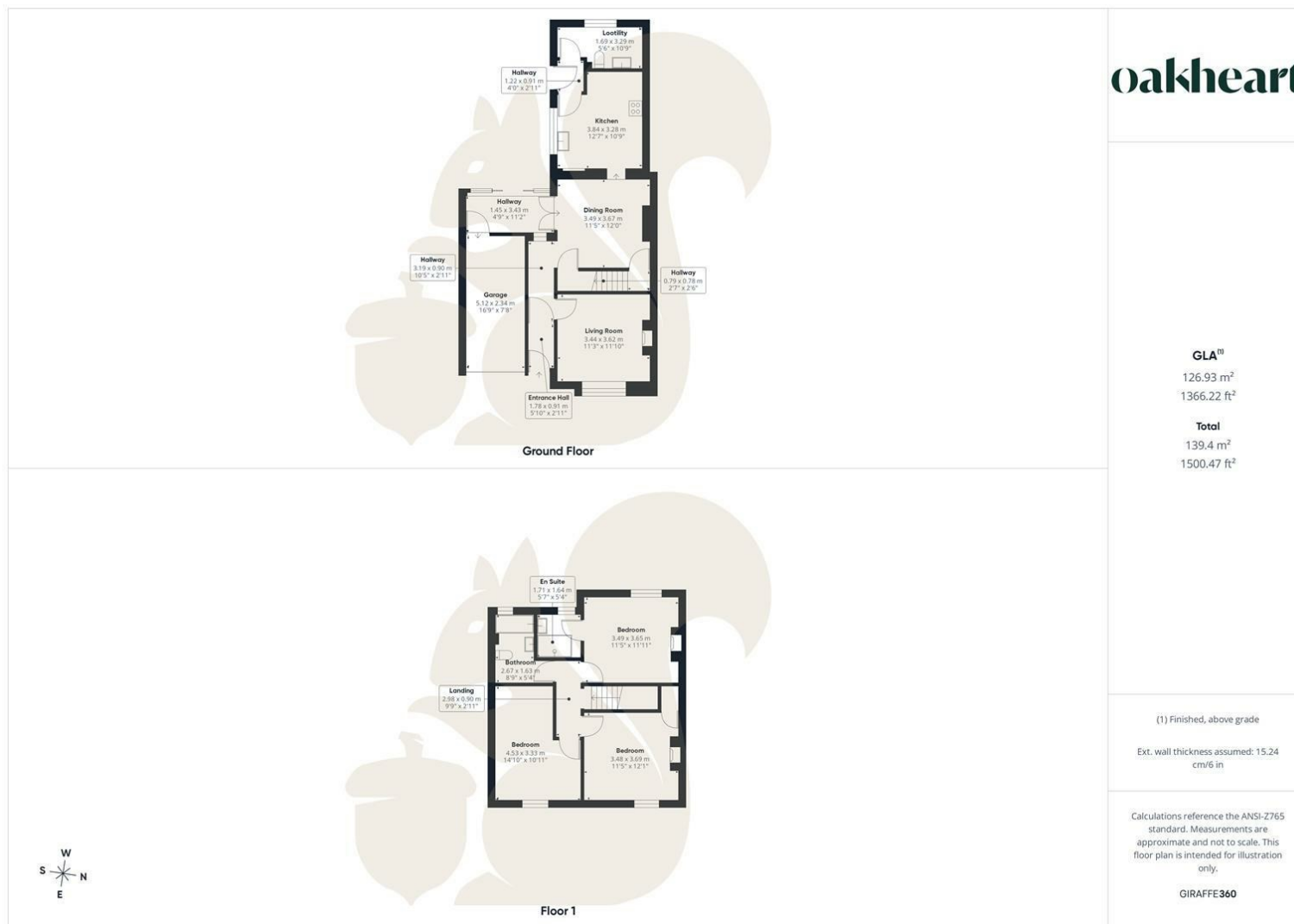
Some rooms have been virtually staged











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GLA[®]
126.93 m²
1366.22 ft²

Total
139.4 m²
1500.47 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:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(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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