

The logo for 'oakheart' is positioned in the top right corner of the image. It features the word 'oakheart' in a white, lowercase, sans-serif font. The background of the entire image is a photograph of a row of three-story brick houses. The houses have a mix of red brick and cream-colored stucco. The central house has a cream facade, while the houses on either side are primarily red brick. All houses have white-framed windows and a dark grey roof with dormer windows. A large, leafless tree is on the left, and a black metal fence runs along the front of the property. The sky is a clear, bright blue.

oakheart

£350,000

Offers In Excess Of  
Captain Gardens, Colchester

Located on Captain Gardens, this beautifully presented 3-bedroom home has been thoughtfully extended and upgraded, creating a spacious and welcoming family property.

The location is ideal, within easy reach of Colchester Town Centre and the Train Station, giving convenient access to a variety of shops, restaurants, bars, and local amenities.

Inside, the accommodation begins with an entrance hall leading

to a cloakroom, followed by a well-equipped kitchen fitted with a range of eye- and base-level units, work surfaces, and integrated appliances. The open-plan lounge/dining room has been extended to offer an excellent family living space, with doors opening onto the rear garden.

Upstairs, the first floor offers two good-sized bedrooms and a modern family bathroom. A further staircase leads to the master bedroom on the top floor, complete with fitted wardrobes.

Outside, the rear garden has been attractively landscaped with low-maintenance astroturf and a paved seating area that's perfect for family gatherings. The property also benefits from two allocated parking spaces.

Agents Note:

We have been advised by the current owners that there is an annual estate charge of circa £150











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**Approximate total area<sup>(1)</sup>**

99.5 m<sup>2</sup>  
1069 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(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:

Freehold

Council Tax Band:

D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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