

# oakheart



£375,000

Guide Price

Gosbecks Road, Colchester





Guide Price: £375,000 - £400,000.

Positioned along Gosbecks Road in the popular Shrub End area of Colchester, this immaculate and fully renovated three bedroom semi-detached home offers stylish, turn-key accommodation with excellent access to local primary and secondary schools, Stane Retail Park, the A12, and Marks Tey Train Station, which provides direct services into London Liverpool Street.

A welcoming porch leads into a central hallway, setting the tone for the quality and finish found throughout. The lounge is positioned to the front of the property and forms a comfortable yet impressive living space, benefitting from dual front-facing windows including a large bay, neutral carpeting, and a recessed TV alcove.

To the rear, the dining room enjoys wood-effect flooring and is flooded with natural light via two substantial skylights. This space also benefits from built-in storage and a conveniently placed ground floor WC tucked neatly beneath the staircase.

The kitchen has been fully refurbished to a high standard and features an attractive range of wood-finish units paired with marble-style worktops. Integrated appliances include an eye-level double oven and fridge/freezer, while French-style double doors open directly onto the rear garden—perfect for entertaining and everyday family living.

The first floor hosts three generously sized double bedrooms, with the principal bedroom benefitting from a contemporary en-suite shower room complete with a

walk-in shower. The family bathroom is equally impressive, offering both a full-sized bath and a separate shower enclosure, finished in a modern, clean style.

Externally, the rear garden is of a good size and thoughtfully arranged with a combination of lawn and patio areas, along with an additional stone section to the rear. The garden is fully enclosed with panelled fencing, providing a private and secure outdoor space. There is a parking space to the front of the property.













**KITCHEN**  
13'8" x 11'1"  
4.16m x 3.37m

**DINING ROOM**  
12'0" x 7'9"  
3.65m x 2.36m

**LOUNGE**  
19'7" x 13'7"  
5.96m x 4.14m

**WC**  
5'7" x 3'9"  
1.40m x 1.22m

**STORAGE**

**ENTRANCE HALL**

**PORCH**

**UP**

The floor plan shows a central landing area with a staircase labeled 'DOWN'. The layout includes:


- MASTER BEDROOM** (13'1" x 10'8" / 3.98m x 3.25m) with an **ENSUITE** bathroom.
- BEDROOM 2** (12'0" x 10'10" / 3.65m x 3.30m).
- BEDROOM 3** (12'1" x 9'8" / 3.68m x 2.94m) with an attached **WARDROBE**.
- BATHROOM** (8'10" x 5'11" / 2.69m x 1.80m) containing a bathtub, toilet, and sink.

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>75</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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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