

oakheart

£230,000

Guide Price

St. Andrews Avenue, Colchester

Situated on St Andrews Avenue, this three-bedroom detached property presents an excellent opportunity for buyers looking to modernise and personalise a home to their own taste. Being sold with no onward chain, the property offers spacious accommodation arranged over two floors, together with a separate outbuilding.

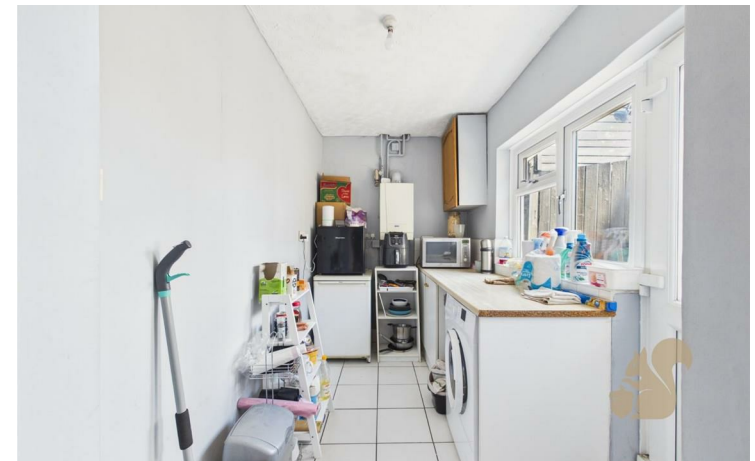
The ground floor comprises an entrance hallway, living room, separate dining room, kitchen, utility room and a downstairs WC.

There is also a sunroom to the rear, providing additional space with potential to improve and make the most of the garden outlook.

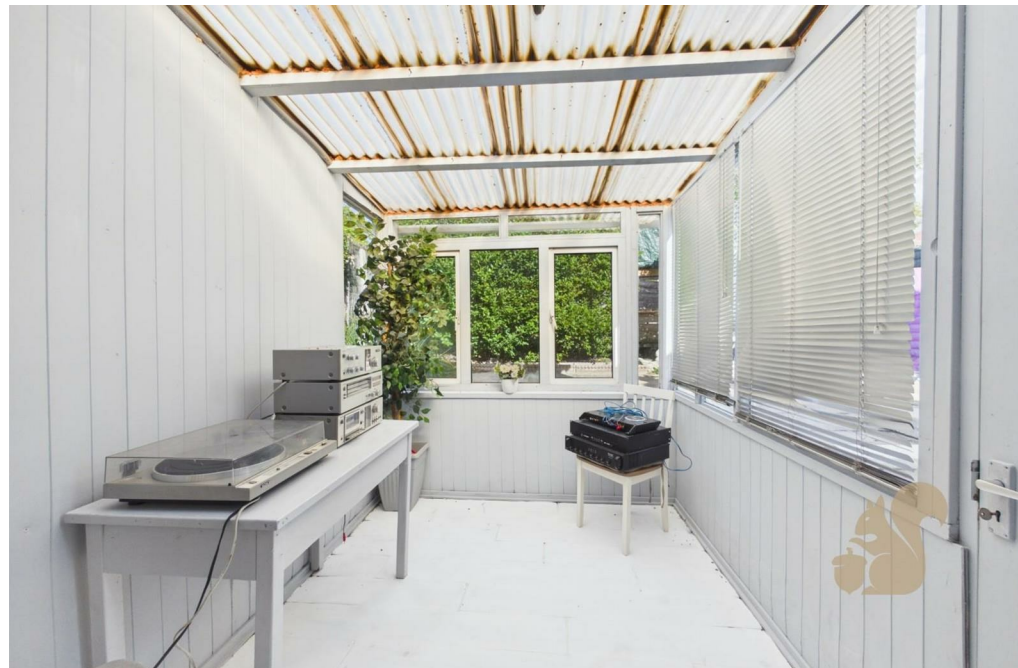
To the first floor are three bedrooms and a family bathroom. The accommodation offers scope for updating and improvement throughout, making this an appealing prospect for buyers seeking a renovation project or an opportunity to add value.

Externally, the property benefits from a separate outbuilding, offering potential for storage, a workshop or other practical uses, subject to requirements.

Offered for sale with no onward chain, this property is ideal for buyers seeking a home with potential in a popular Colchester location. Early viewing is recommended.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLA⁽¹⁾

131.36 m²
1413.9 ft²

Main building total

131.36 m²
1413.9 ft²

Building 2 total

12.87 m²
138.56 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

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		
(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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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