

oakheart

£300,000

Offers In Excess Of  
Wells Road, Colchester



Positioned on the ever-popular Riverside Development, this spacious three bedroom link-detached home presents an exciting opportunity for buyers looking to modernise and create a superb family residence tailored to their own taste. Requiring renovation throughout, the property offers generous proportions, a versatile layout and an abundance of potential.

Ideally located on Wells Road, the home provides convenient access to well-regarded local primary and secondary schools, Colchester City Centre, Castle Park, and Colchester Town Station, which offers direct rail services into London Liverpool Street — making it an excellent choice for commuters and families alike. Offered with no onward chain.



















Approximate total area<sup>(1)</sup>  
105.7 m<sup>2</sup>  
1137 ft<sup>2</sup>



(1) Excluding balconies and terraces

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:  
Colchester

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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