

oakheart

£300,000

Offers In Excess Of
Julian Avenue, Colchester

Offered with No Onward Chain and situated to the north of Colchester, this well-presented two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, young families or investors. The property benefits from excellent access to the A12 and Colchester city centre, while a range of local amenities, shops and schools are also within easy reach.

The accommodation is approached via a welcoming porch, which leads into the main hallway and provides access to the ground floor rooms. The separate kitchen is well equipped with a range of eye and base-level units, offering plenty of storage and space for appliances.

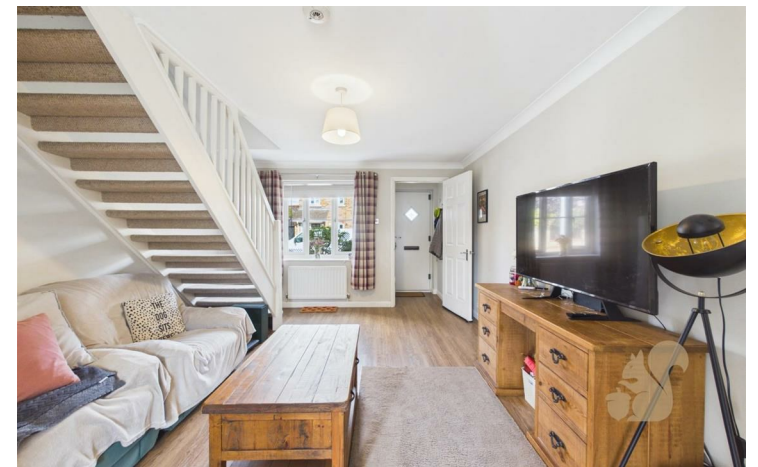
The former garage has been thoughtfully converted to create a versatile additional reception room, currently utilised as a dining room. This provides an excellent second living space and could alternatively be used as a home office, playroom or family room.

Upstairs, the property offers two bedrooms, both providing comfortable and flexible accommodation. A three-piece family bathroom completes the first floor.

Outside, the property benefits from a generous rear garden, predominantly laid to lawn and complemented by a large patio area, creating an ideal space

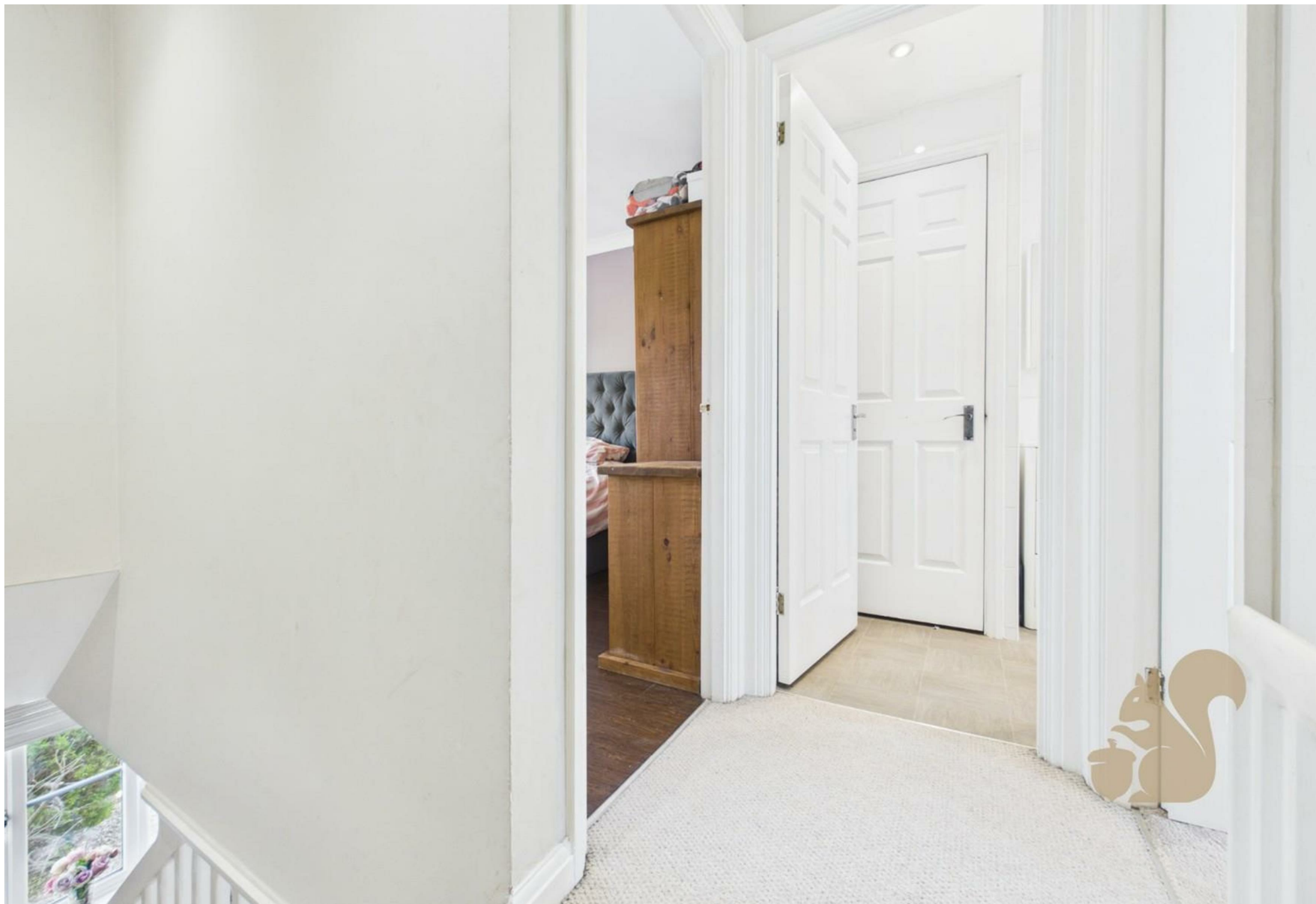
for alfresco dining, entertaining and family activities. To the front, a private driveway provides off-road parking.

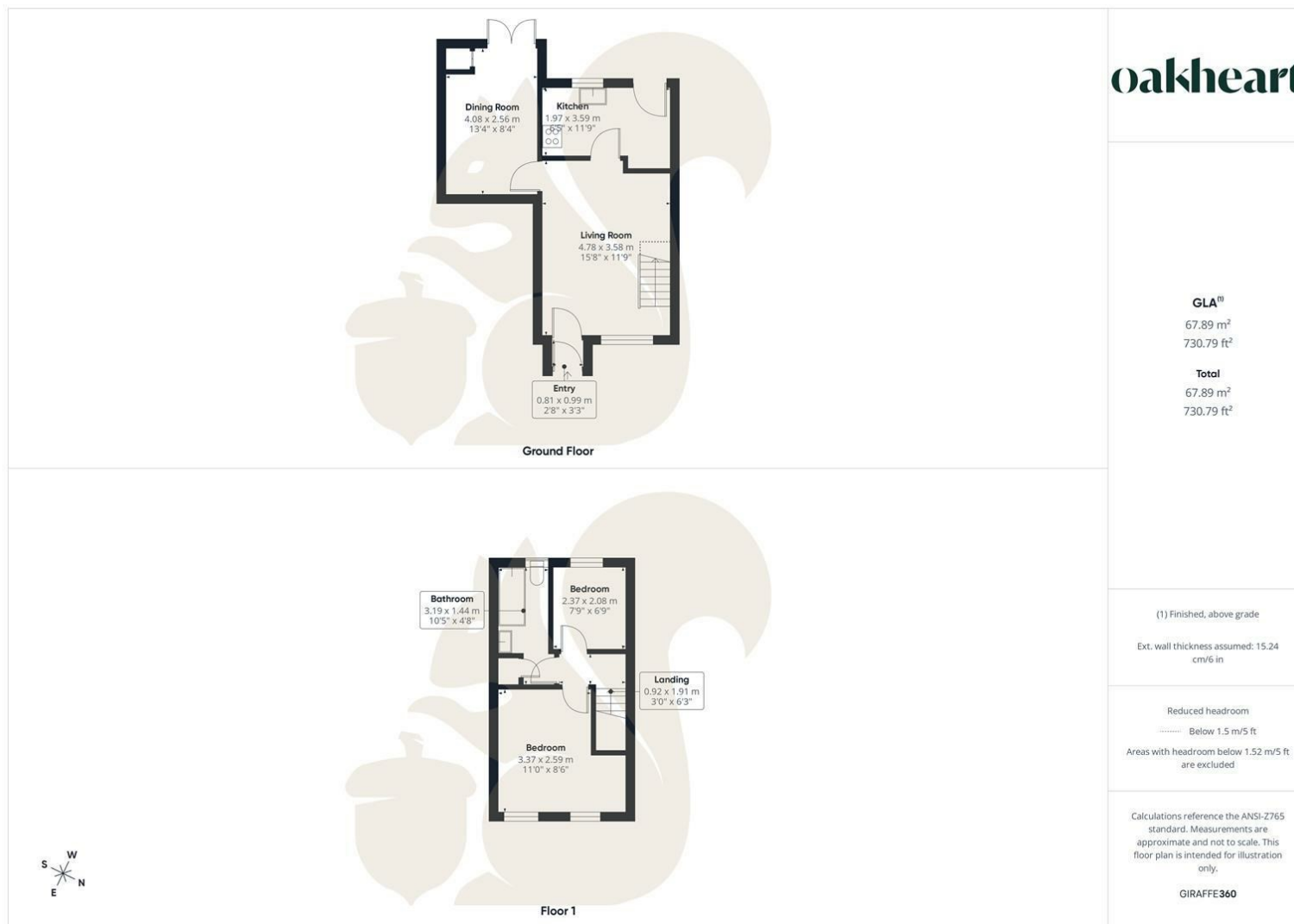
Combining spacious accommodation, a useful additional reception room, generous garden and convenient location, this property represents an excellent opportunity to acquire a well-positioned home with easy access to both Colchester and the wider road network.







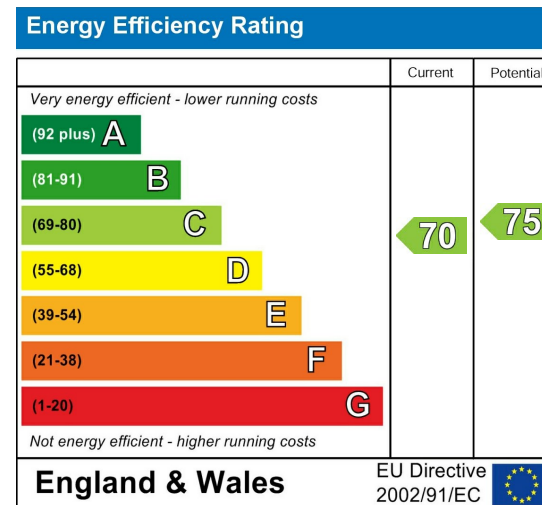




Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C



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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