



- No Onward Chain
- Driveway Providing Off Road Parking For Multiple Vehicles
- A Fantastic First Time Purchase Or Investment Opportunity
- In Need Of Light Modernisation Throughout
- Open Plan Kitchen-Dining Area
- Striking Distance To An Array Of Useful Shops & Amenities
- Prominent South Colchester Location
- Three Generous Bedrooms

## 6 Coronation Avenue, Colchester, Colchester, Essex. CO2 8PB.

Occupying a pleasant position to the South of Colchester, sits this spacious and well-established three bedroom semi-detached family home which is within striking distance of an array of useful amenities, shops and choice of primary and secondary schooling. It is also served by an excellent bus network, providing easy access to Colchester's vibrant City centre. Internally the property commences with a welcoming entrance hallway with understairs storage and access into a spacious living area. Furthermore from the living room you are greeted into a open plan kitchen/dining area with a range of base and eye level units and space for appliances. Completing the ground floor is a garden room to the rear with access into the garden. To the first floor there are three generous bedrooms and a bathroom suite. The property is in need of light modernisation throughout, but would make an ideal first time purchase or investment opportunity.



Call to view 01206 576999



michaels



# Property Details.

## Ground Floor

### Hallway

### Living Room



13' 7" x 9' 11" (4.14m x 3.02m)

### Kitchen



10' 7" x 8' 2" (3.23m x 2.49m)

### Dining Room



9' 4" x 8' 10" (2.84m x 2.69m)

## Utility Room



8' 2" x 6' 5" (2.49m x 1.96m)

## First Floor

### Bedroom One



11' 1" x 10' 7" (3.38m x 3.23m)

### Bedroom Two



12' 10" x 9' 4" (3.91m x 2.84m)

# Property Details.

## Bedroom Three



8' 11" x 7' 9" (2.72m x 2.36m)

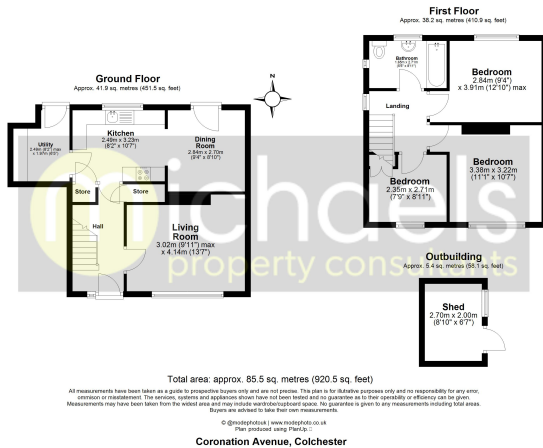
## Bathroom



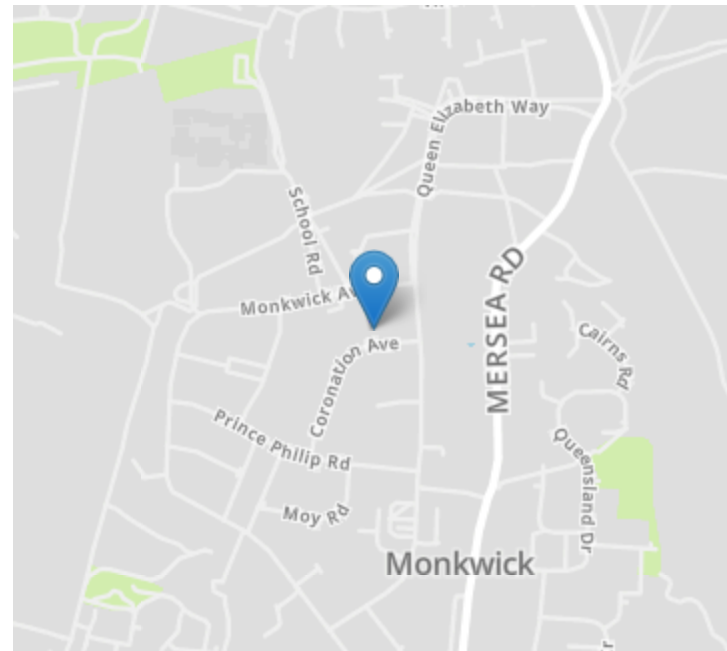
8' 11" x 5' 5" (2.72m x 1.65m)

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.