



- Terraced House
- Three Generous Bedrooms
- 26ft Lounge/Diner
- Shower Room And Downstairs Cloakroom
- Rear Garden With Brick Built Storage
- Ample Parking
- Excellent Access To Essex University

146 Hawthorn Avenue, Colchester, Essex . CO4 3YA.

* Guide Price £250,000-£260,000 * Situated to the East of Colchester and within striking distance of Colchester's Hythe Station & University of Essex, this three bedroom terraced property offers well proportioned living and bedroom space throughout. Highlights of this home include a 26ft lounge/diner, downstairs cloakroom, kitchen, conservatory with access to garden, three generous bedrooms and a family bathroom. The rear garden is low maintenance and has a brick built outbuilding and there is ample parking providing on street to the front or off road to the rear. On an excellent bus route, offering transport to Colchester's Town Centre & University of Essex, internal viewings are highly advised.



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs rising to first floor, doors to.

Cloakroom

With obscure window to front, wash hand basin, low level WC.

Lounge/Diner



26' 5" x 11' 3" (8.05m x 3.43m) With two windows to front, two radiators, laminate flooring, TV point, window and door to conservatory.

Conservatory



Of UPVC construction with windows to side and rear and French doors to garden.

Kitchen



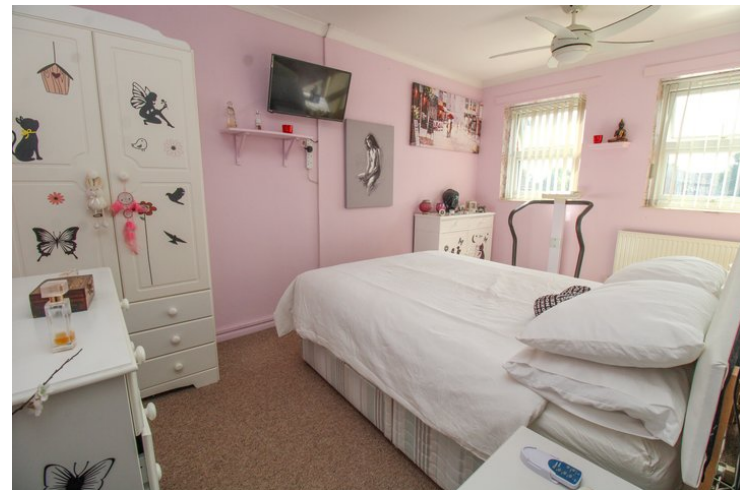
8' 7" x 8' 1" (2.62m x 2.46m) With window to rear, tiled floor, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, space for kitchen appliances.

First Floor

Landing

With loft access, two cupboards and doors to.

Bedroom One



13' 8" x 11' 4" (4.17m x 3.45m) With window to rear, radiator, built in cupboard.

Property Details.

Bedroom Two



12' 5" x 11' 4" (3.78m x 3.45m) With window to front, radiator.

Bedroom Three



8' 8" x 7' 6" (2.64m x 2.29m) With window to front, radiator, built in cupboard.

Shower Room



With obscure window to rear, radiator, low level WC, wash hand basin, shower cubicle, fully tiled.

Outside

Rear Garden



Enclosed by fencing with gated rear access, decking area leading to lawn, brick built outbuilding suitable for storage.

Parking

Available on street and to the rear of the property.

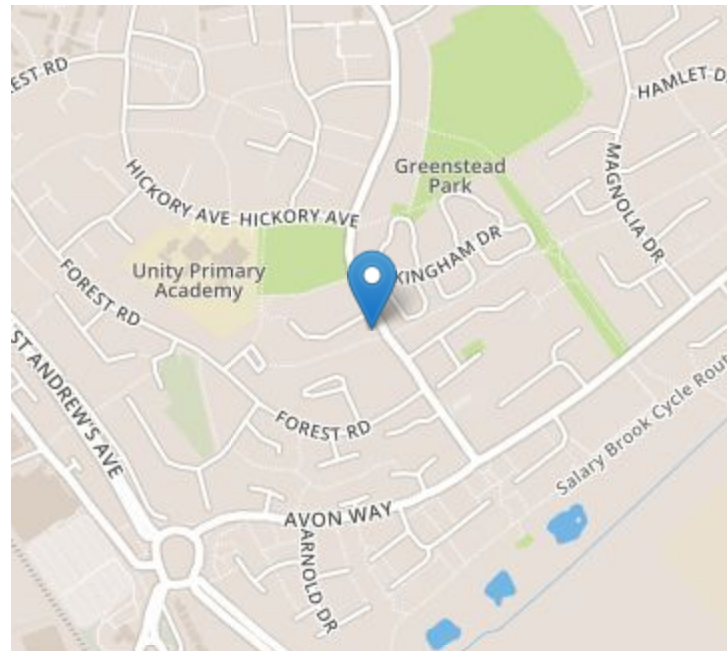
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.