



- No Onward Chain!
- An Excellent Three Bedroom Semi-Detached Family Home
- Large Entrance Hall
- Spacious Reception Room
- Benefitting From A Conservatory
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Three Well-Proportioned Bedrooms
- Generous Private & Enclosed Rear Garden Backing On To Allotments
- Off Road Parking & Luxury Of A Detached Garage

3 Barn Hall Avenue, Colchester, Colchester, Essex. CO2 8TD.

****Guide Price £325,000 - £350,000**** Situated to the South-West of Colchester's city centre resides this excellent three bedroom semi-detached family home, offered to the open market with **NO ONWARD CHAIN** and located within easy reach of an array of schooling and amenities, as well as being well-connected to the city centre and its wealth of bars, restaurants, shops and leisure facilities. A brilliant family home that benefits from a wealth of reception and bedroom space throughout, whilst also boasting a well-proportioned private and enclosed rear garden that backs on to allotments. Key highlights include; a welcoming entrance hall, large kitchen-diner, downstairs cloakroom, warm & inviting reception room, conservatory, two excellent double bedrooms, comfortable single bedroom and first floor family bathroom.



Call to view 01206 576999



michaels

Property Details.

Ground Floor

Entrance Hall

Kitchen/Dining Room



23' 4" x 6' 7" (7.11m x 2.01m)

Ground Floor Cloakroom

Reception Room



10' 11" x 14' 1" (3.33m x 4.29m)

Conservatory



13' 11" x 9' 6" (4.24m x 2.90m)

First Floor

Landing

Master Bedroom



13' 11" x 11' 1" (4.24m x 3.38m)

Property Details.

Bedroom Two



11' 6" x 9' 0" (3.51m x 2.74m)

Bedroom Three



8' 2" x 8' 10" (2.49m x 2.69m)

Bathroom



8' 2" x 5' 1" (2.49m x 1.55m)

Outside, Garden, Garage & Parking

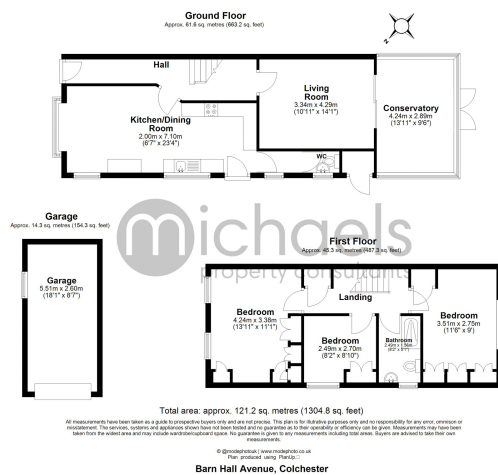
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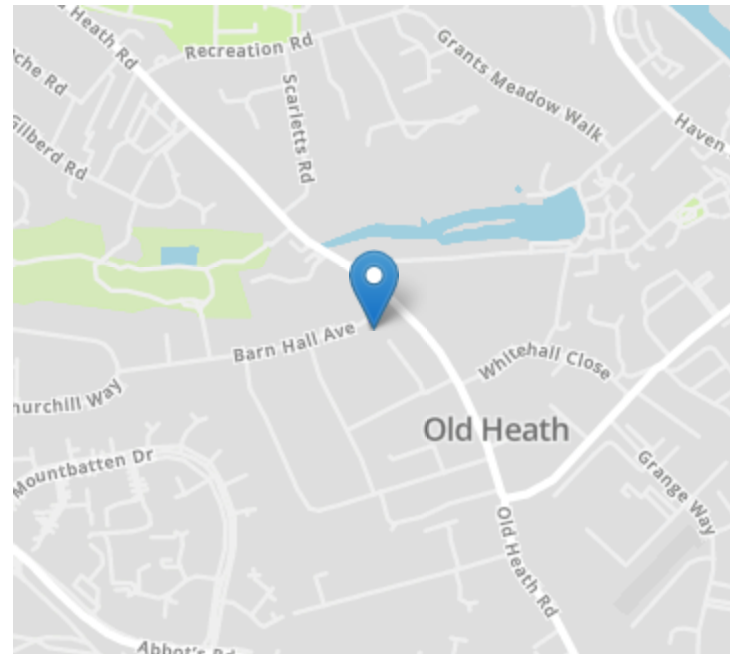
Venture outside and a large outdoor garden awaits, predominately laid to lawn and enjoying a wealth of shrubs, plants and trees throughout. A large concrete patio provides the ideal space for al-fresco dining and outdoor seating furniture. A detached garage offers further storage, whilst off road parking is available for multiple vehicles on a private driveway, with on road parking also available.

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.