



- Bay Fronted Semi-Detached House
- Three Generous Bedrooms
- Two Reception Rooms
- First Floor Shower Room
- Needing Modernisation
- Lots Of Potential
- Generous Gardens
- Driveway Providing Off Road Parking
- No Chain

**25 Winston Avenue, Colchester, Essex.
CO3 4NG.**

Offered with no onward chain is this three bedroom Bay Fronted semi-detached house located in the ever popular 'Prettygate' district to the west of Colchester with excellent access to great local schooling, a variety of shops and of course Colchester Town Centre. In need of some modernisation this spacious home offers a prospective purchase a chance to adapt and create their dream home. Internally, the property on the ground floor benefits from two reception rooms and a fitted kitchen. To the first floor, there is three generous bedrooms and a family shower room.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor and doors to;

Living Room



13' 4" x 12' 5" (4.06m x 3.78m) With bay window to front, radiator, sliding doors to;

Dining Room



13' 3" x 10' 5" (4.04m x 3.17m) With sliding doors to rear, radiator.

Kitchen

9' 11" x 8' 8" (3.02m x 2.64m) With window to side and rear, door to garden, radiator, a range of matching base units with worktops and inset sink, space for kitchen appliances.

First Floor

Landing

With window to side, airing cupboard, doors to;

Bedroom One



13' 3" x 11' 5" (4.04m x 3.48m) With window to rear, radiator, built in wardrobes.

Bedroom Two



11' 11" x 11' 5" (3.63m x 3.48m) With window to front, radiator.

Property Details.

Bedroom Three



8' 6" x 6' 11" (2.59m x 2.11m) With window to front, radiator.

Shower Room



With obscure window to rear, wash hand basin, low level WC, fully tiled walls.

Outside

Rear Garden



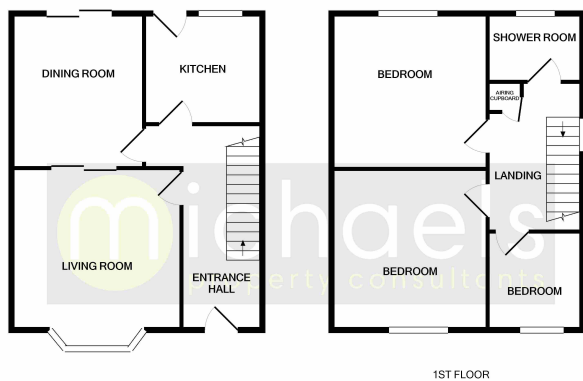
The property benefits from a generous rear garden which is enclosed by panel fencing with gated side access. The garden is predominantly lawn with a small patio area located to the rear of the property. There is also several outbuildings which will remain including a garage.

Front Garden & Driveway

Front garden enclosed by brick walling and a driveway providing parking.

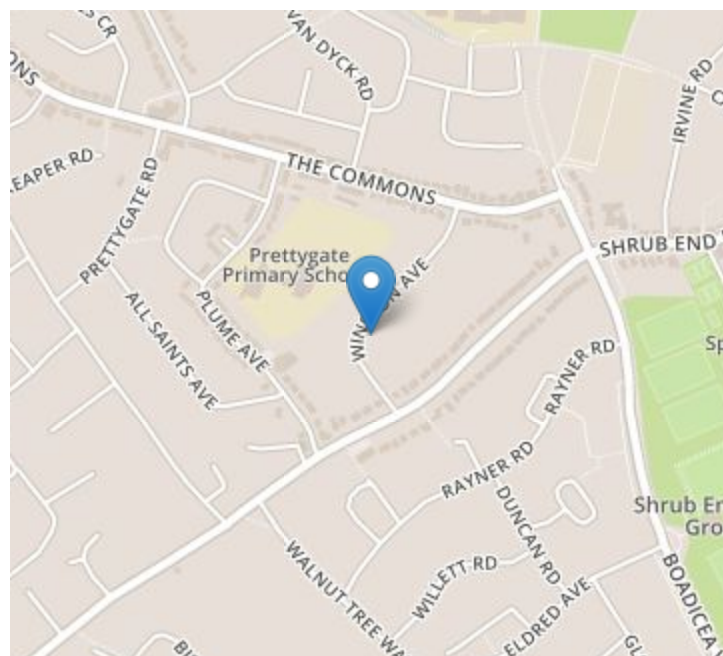
Property Details.

Floorplans

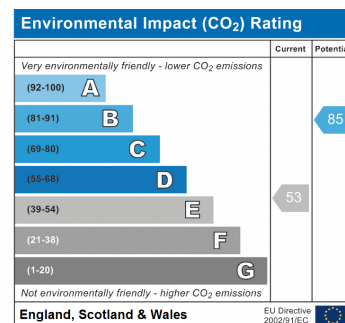
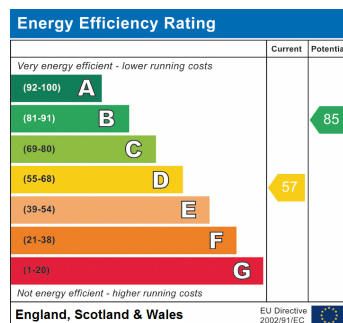


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

