



136 Cowdray Avenue, Colchester, Essex. CO1 1XX.

Cowdray Avenue, Central Colchester, Essex, CO1 This well-proportioned and beautifully presented three-bedroom semi-detached bay-fronted home is ideally located in the heart of Central Colchester. Situated within easy reach of the picturesque Castle Park, Colchester North Station (with direct links to London Liverpool Street), and the vibrant city centre with its wide range of shops, restaurants, and bars, this home also benefits from a choice of excellent primary and secondary schools nearby. Upon entering, you are welcomed by an entrance porch leading into a bright and spacious hallway. The open-plan living/dining room features a charming bay window, offering ample natural light and a versatile space for relaxation or entertaining. To the rear, a conservatory/sun room provides an additional living area with direct access to the garden—ideal for year-round enjoyment.



- Well-Proportioned Three Bedroom Semi-Detached Home
- Central Colchester Location Close To An Array Of Amenities, Shops, Transport Links & Schools
- Welcoming Entrance Porch & Entrance Hall
- Large Reception Room
- Fitted Kitchen With Space For Appliances & Tiled Splashback
- Added Benefit Of A Conservatory
- Two Generous Double Bedrooms & Single Third Bedroom
- Modern Tiled First Floor Bathroom
- Generously Proportioned Enclosed Rear Garden & Off Road Parking

Call to view 01206 576999



michaels

Property Details.

Ground Floor

Entrance Porch

Entrance Hall

Kitchen



8' 10" x 7' 4" (2.69m x 2.24m)

Living Room



11' 8" x 11' 6" (3.56m x 3.51m)

Dining Room



12' 8" x 9' 7" (3.86m x 2.92m)

Conservatory



7' 11" x 11' 6" (2.41m x 3.51m)

First Floor

Landing

Master Bedroom



11' 8" x 10' 8" (3.56m x 3.25m)

Property Details.

Bedroom Two



12' 0" x 9' 4" (3.66m x 2.84m)

Bedroom Three



7' 5" x 7' 7" (2.26m x 2.31m)

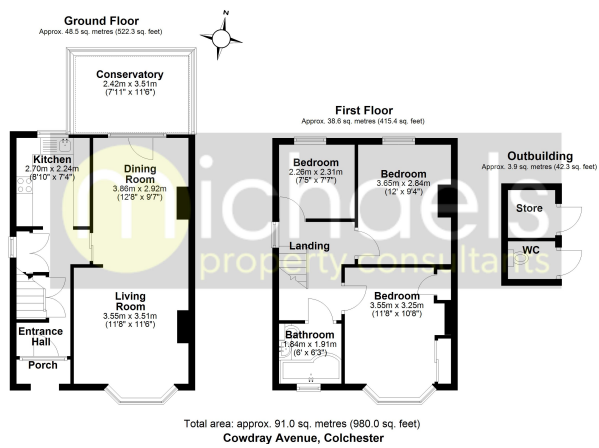
Bathroom



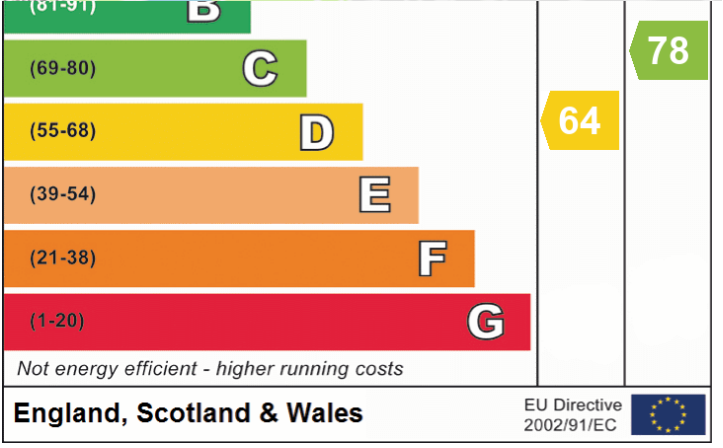
6' 0" x 6' 3" (1.83m x 1.91m)

Property Details.

Floorplans



Location



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.

