



- An Opportunity To Acquire A Large Three Bedroom Semi-Detached Home
- Generous Living & Bedroom Accommodation Throughout
- Positioned To The South Of Colchester
- Opportunity To Extend Subject To Planning
- Utility Room
- Large Living Room
- Galley Style Kitchen
- Two Double Bedrooms & A Sizeable Third Bedroom
- First Floor Bathroom
- Generous & Private Enclosed Rear Garden

35 Monkwick Avenue, Colchester, Essex. CO2 8NJ.

An opportunity has arisen to purchase a large three bedroom semi-detached, positioned to the South of Colchester's city centre. This property boasts a prime location, close to all local amenities, schools and transport links. The house offers generous both living and bedroom space throughout, as well as being further enhanced by an impressive rear garden. This family home is also within walking distance of an array of primary and secondary educational choices, as well as within easy reach of useful shops and amenities. This family home is also well connected to the city centre by a frequent bus service.



Property Details.

Ground Floor

Entrance Hall

10' 6" x 6' 6" (3.20m x 1.98m) Entrance door to front aspect, window to front aspect, stairs to first floor, access to:

Rear Lobby/Utility Area



11' 1" x 4' 6" (3.38m x 1.37m) Window to side aspect, door to rear aspect, space for appliances

Kitchen



12' 1" x 5' 10" (3.68m x 1.78m) Window to front aspect, a range of fitted base and eye level fitted units with work surfaces over, inset stainless steel sink, drainer and taps over, space for washing machine/further appliance, space for freestanding oven, tiled walls

Living Room



17' 6" x 12' 2" (5.33m x 3.71m) Window to rear aspect, garden doors to rear aspect, radiator, communication points

First Floor

First Floor Landing

Stairs to ground floor, access to:

Master Bedroom



12' 4" x 10' 10" (3.76m x 3.30m) Window to rear aspect, radiator

Property Details.

Bedroom Two



10' 0" x 7' 3" (3.05m x 2.21m) Window to rear aspect, radiator

Bedroom Three



10' 0" x 6' 9" (3.05m x 2.06m) Window to front aspect, radiator

Family Bathroom



Window to front aspect, panel bath with shower over, W.C, pedestal wash hand basin, window to front aspect

Outside, Garden & Parking



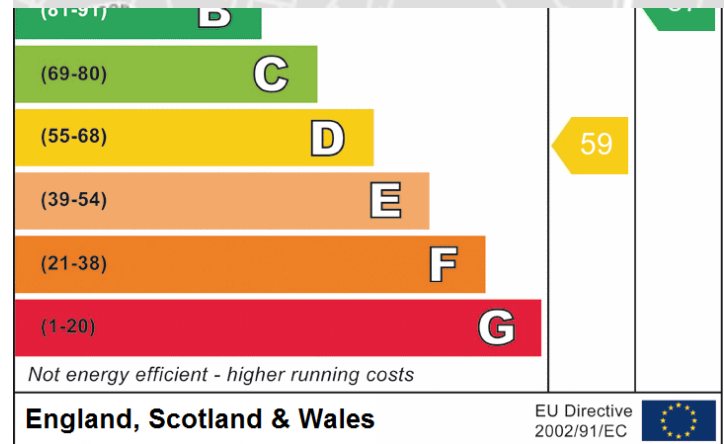
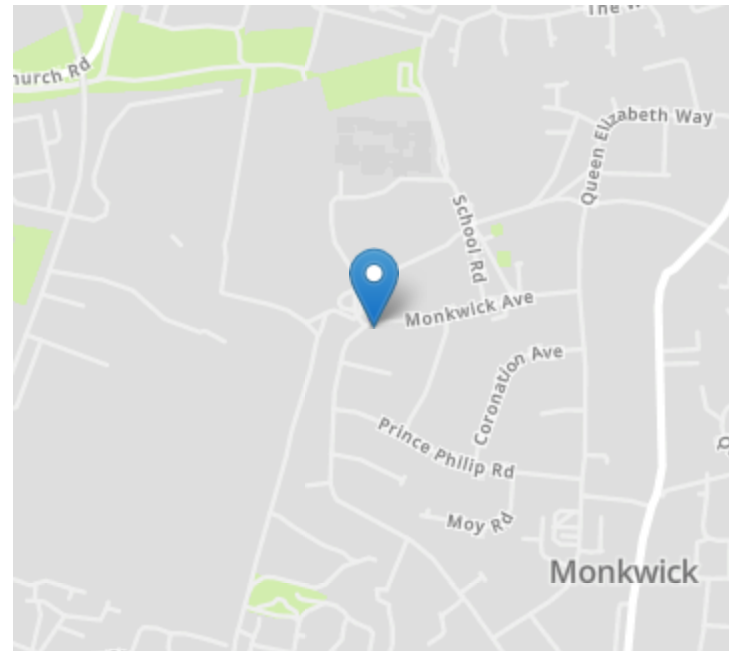
The focal point of this home is its impressive rear garden, predominately laid to lawn and offering further scope for future extension (subject to planning permission). To the front, a private driveway offers off road parking for two or more vehicles, with further parking available on road for both residents and visitors alike.

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.