



40 Wildeve Avenue, Colchester, Essex. CO4 6AJ.

****Guide Price £325,000 - £350,000**** An excellent opportunity to acquire a fantastic three-bedroom mid-terrace home, beautifully positioned within the highly sought-after Chesterwell development. Chesterwell offers a superb range of amenities including nearby shops, cafés, parks, and playgrounds, along with excellent primary and secondary schools. The area also provides convenient access to the A12, Colchester North Station with direct links to London, and the Northern Gateway leisure complex, making it an ideal location for families and commuters alike.

- Chesterwell Development - Home To An Array Of Schooling & Amenities
- Three Bedroom Terrace Family Home
- Entrance Hall With Downstairs Cloakroom
- Spacious Reception Room With Patio Doors
- Kitchen-Dining Area
- Shaker Style Kitchen
- Utility Area
- Master Bedroom With En-Suite
- First Floor Bathroom
- Enclosed Rear Garden & Allocated Parking

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Cloakroom

Living Room



16' 7" x 11' 9" (5.05m x 3.58m)

Kitchen



8' 3" x 10' 0" (2.51m x 3.05m)

Dining Area



10' 0" x 8' 3" (3.05m x 2.51m)

Utility Area



6' 5" x 5' 4" (1.96m x 1.63m)

First Floor

Landing

Master Bedroom



16' 7" x 11' 9" (5.05m x 3.58m)

Property Details.

En-Suite Shower Room



6' 1" x 6' 1" (1.85m x 1.85m)

Bathroom



8' 0" x 5' 7" (2.44m x 1.70m)

Bedroom Two



10' 5" x 9' 6" (3.17m x 2.90m)

Outside

Parking

This property benefits from two allocated parking spaces, situated to the rear of the property.

Additional Information

Please be advised that an annual estate charge of £220.00p (circa) is payable per annum, to PMS management company. We advise all interested parties to confirm this amount and the legal set up with their appointed conveyancer at an early stage of their conveyance to prevent any discrepancy, as all information is provided to us by our vendors in good faith.

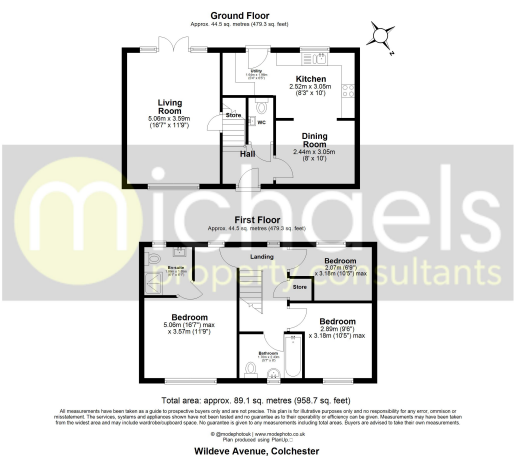
Bedroom Three



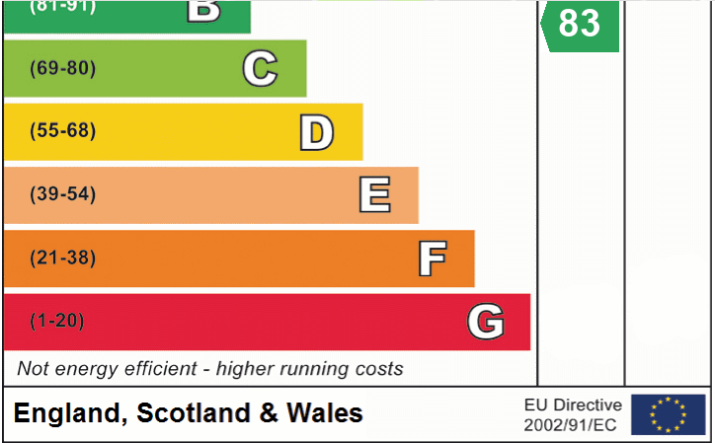
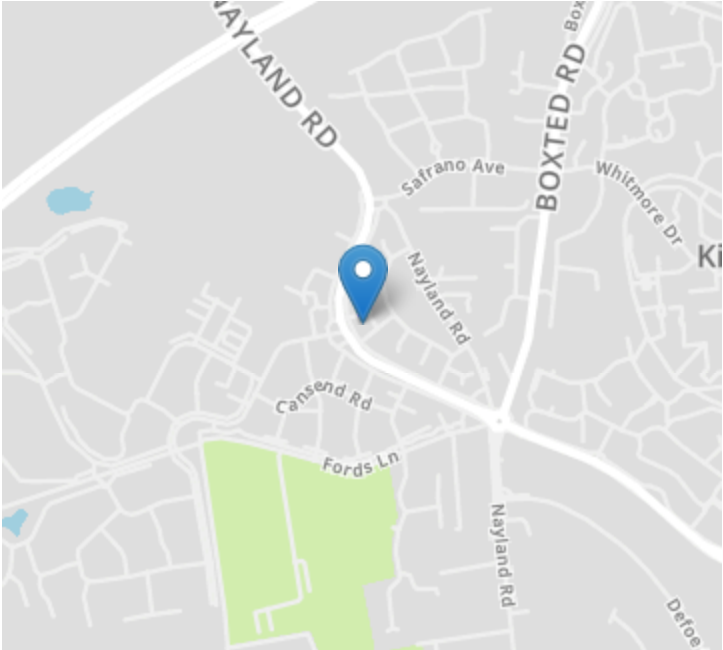
10' 5" x 6' 9" (3.17m x 2.06m)

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.