



- Ideal For A First Time Buyer, Working Professionals Or Investment Opportunity
- Ample Off Road Parking & Benefiting From A Garage
- East Side Of Colchester's City Centre. Within Close Access Of Amenities
- Three Well Portioned Bedrooms
- Spacious Reception Room & A Well Appointed Kitchen/Dining Area
- Well Maintained And Manicured Rear Garden
- South Facing Garden
- Close To An Array Of Excellent Amenities & Schooling
- A Deceptively Spacious Three Bedroom End Of Terrace Home

## 44 Avon Way, Colchester, Essex. CO4 3TP.

Positioned to the East of Colchester's city centre and offering a generous amount of reception and living accommodation throughout, sits this three bedroom end of terrace family home. Presented to market in good order, it is also within easy access of an array of useful amenities, ranging from local convenience shops, stores, schools and is also well served by a frequent bus network to the city centre. This home is also within easy reach of the University of Essex, making it ideal for both home owners and investors alike.



# Property Details.

## Ground Floor

### Hallway

6' 7" x 6' 3" (2.01m x 1.91m) UPVC door into porchway, radiator, laminate flooring, stairs rising to first floor.

### Living Room



14' 8" x 13' 8" (4.47m x 4.17m) UPVC bay window to front aspect, radiators, electric feature fireplace, understairs storage cupboard, laminate flooring, door leading to:

## Kitchen/Dining Area



18' 4" x 8' 9" (5.59m x 2.67m) Full range of eye level units, cupboards and work surfaces, electric hob, fitted appliances with space for fridge/freezer, UPVC window to front aspect, French doors leading out to garden.

## First Floor

### Landing

Access to loft hatch, radiator, door to:

# Property Details.

## Bedroom One



11' 9" x 11' 6" (3.58m x 3.51m) UPVC window to rear aspect, radiator, space for large wardrobes.

## Bedroom Two



11' 3" x 9' 7" (3.43m x 2.92m) UPVC window to front aspect, radiator.

## Bedroom Three



8' 3" x 6' 8" (2.51m x 2.03m) UPVC window to front aspect, radiator.

## Cloakroom

Low level W.C, radiator, obscured window to rear aspect.

## Bathroom



6' 4" x 4' 8" (1.93m x 1.42m) Panelled bath with shower over, wash hand basin, chrome heated towel rail, obscured window to rear aspect, tiled walls and flooring.

## Outside

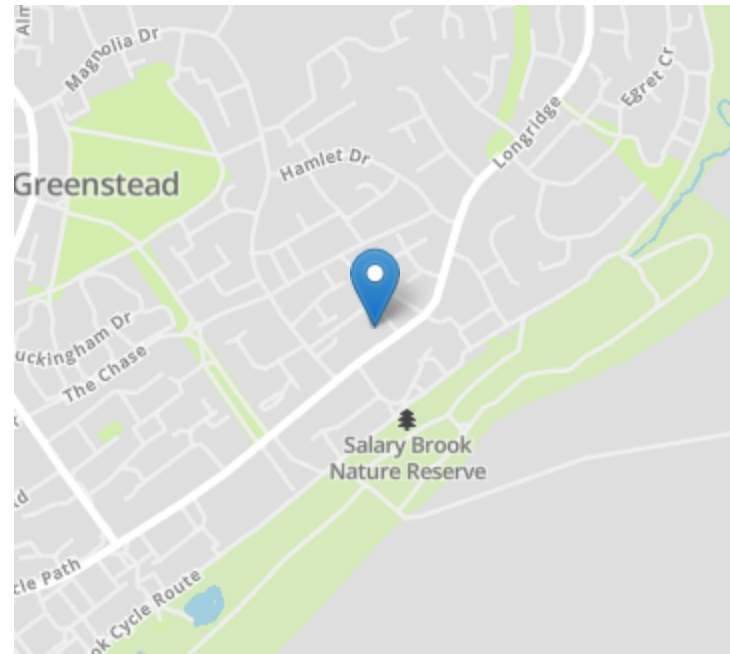


Outside the property offers a low maintenance and mature rear garden, surrounded by panel fencing and a variety of plant shrubs and borders. To the front of the garden offers a generous patio area ideal for outside dining or entertaining. An abundance of parking can be found within walking distance of the property, also accessed by Finham Close which takes you to allocated parking areas as well as offering a garage en block.

# 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.