



- Conveniently Positioned To The East Of Colchester
- Within Easy Reach Of An Array Of Schooling, University of Essex & Choice Of Amenities
- An Excellent Example Of A Three Bedroom Semi Detached Home
- Outside Office & Summer House To Remain
- Modern Kitchen With Breakfast Bar Area
- Driveway For Multiple Vehicles
- Ideal For A First Time Buyer Or Working Professional

36 Acacia Avenue, Colchester, Colchester, Essex. CO4 3JS.

An excellent example of a spacious three-bedroom semi-detached family home, conveniently positioned to the east of Colchester. The property is within easy reach of a variety of primary and secondary schools, shops, amenities, and is well served by an excellent bus network. It also lies close to the University of Essex, making it ideal for families, academics, or working professionals alike. Inside, the home offers a welcoming entrance hallway with built-in storage, leading into a modern kitchen/dining area with a breakfast bar and integrated appliances. The ground floor is completed by a generous living room with a feature bay window. Upstairs, there are three well-proportioned bedrooms and a family bathroom suite. Outside, the property boasts a private enclosed rear garden, mainly laid to lawn and framed by a handsome brick wall and panel fencing. A resin patio provides the perfect space for outdoor dining or entertaining. Additional features include a detached office/study with a cloakroom, as well as a summer house which will remain.



Call to view 01206 576999



michaels

Property Details.

Ground Floor

Hallway

Living Room



13' 9" x 10' 4" (4.19m x 3.15m)

Kitchen



19' 11" x 8' 11" (6.07m x 2.72m)

First Floor

Landing

Bedroom One



13' 2" x 9' 7" (4.01m x 2.92m)

Bedroom Two



12' 0" x 10' 6" (3.66m x 3.20m)

Bedroom Three



9' 1" x 7' 11" (2.77m x 2.41m)

Property Details.

Bathroom



8' 7" x 6' 1" (2.62m x 1.85m)

Study



12' 6" x 8' 7" (3.81m x 2.62m)

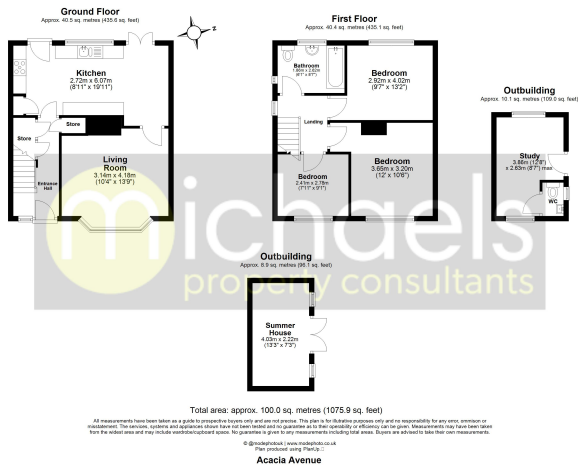
Summer House



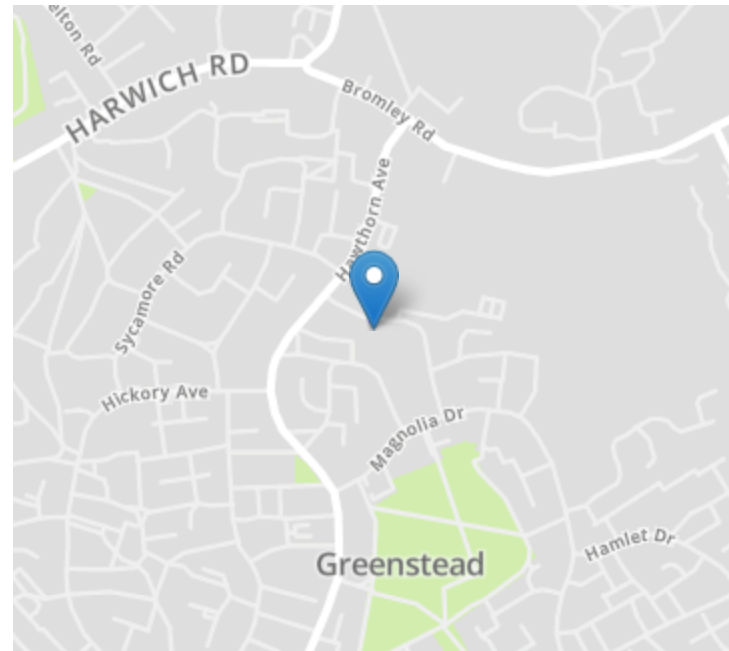
13' 3" x 7' 3" (4.04m x 2.21m)

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.