



- No Chain
- Lots Of Potential
- Extended
- Three Bedroom Semi-Detached House
- Close To Local Shops And Schools
- Off Road Parking

**60 Plume Avenue, Colchester, Essex.  
CO3 4PH.**

An extended three bedroom semi-detached house offering lots of potential, positioned within the popular Prettygate area of Colchester. Offering excellent access to local schools, doctor surgery, parade of local shops and easy access to Colchester Town Centre. Internally on the ground floor this property boasts a spacious lounge, kitchen, dining room and a further reception room. Whilst the first floor offers a large main bedroom, two further bedrooms and a family bathroom. Externally there is a generous rear garden, two brick built outbuildings and an outside WC. To the front of the property there is also a driveway providing off road parking for several cars.





# Property Details.

## Ground Floor

### Entrance Hall

With radiator, airing cupboard, stairs rising to first floor with storage under, doors to.

### Lounge



20' 2" x 13' 7" (6.15m x 4.14m) With window to front and side, radiator, TV & telephone point, gas fire with tiled hearth.

### Kitchen



11' 5" x 8' 2" (3.48m x 2.49m) With window and door to rear, a range of cupboards and drawers with worktops over with tiled splashback, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dryer, boiler, space for cooker.

### Dining Room



10' 7" x 7' 9" (3.23m x 2.36m) With radiator, built in shelving, opening into kitchen and sun room.

### Sun Room/Study Area



10' 7" x 8' 2" (3.23m x 2.49m) Window to rear and side.

## First Floor

### Landing

With window to side, loft access and doors to.

# Property Details.

## Bedroom One



17' 6" x 10' 5" (5.33m x 3.17m) With window to rear and radiator.

## Bedroom Two



11' 1" x 10' 6" (3.38m x 3.20m) With window to front and radiator.

## Bedroom Three



9' 1" x 8' 0" (2.77m x 2.44m) With window to front, radiator, built in cupboard.

## Bathroom



With obscure window to rear, low level W.C, pedestal hand wash basin, panel bath with shower, pattern splash back tiles, extractor.

## Outside

### Rear Garden



A generous rear garden enclosed by fencing and brick wall with gated side access, patio leading to lawn with various shrubs and plants, two brick built outbuildings and an outside WC.

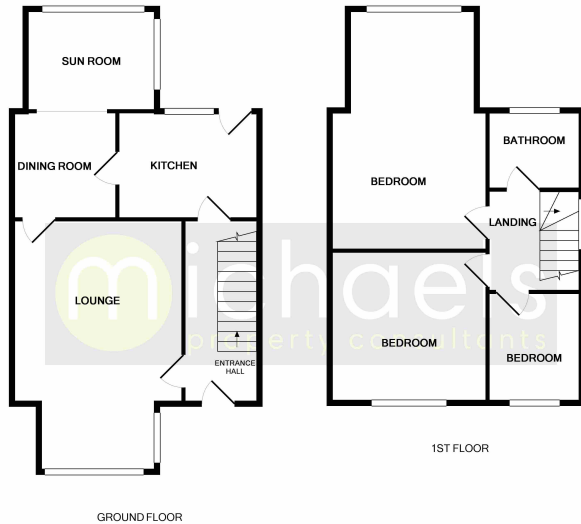
### Front Of The Property

Driveway providing off road parking for several cars.



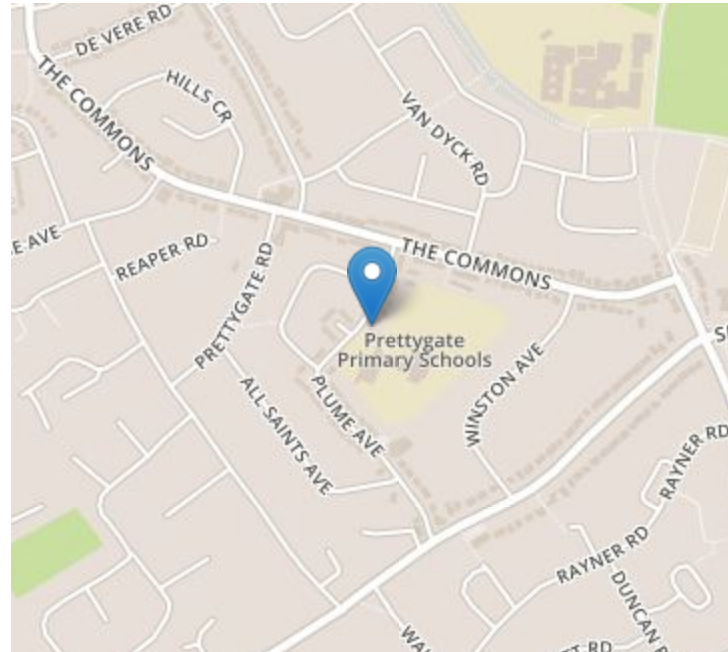
# Property Details.

## Floorplans

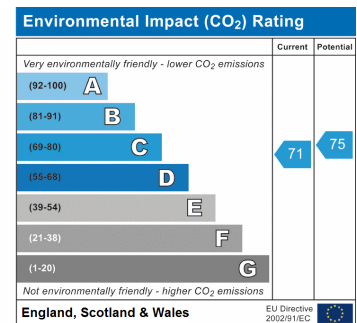
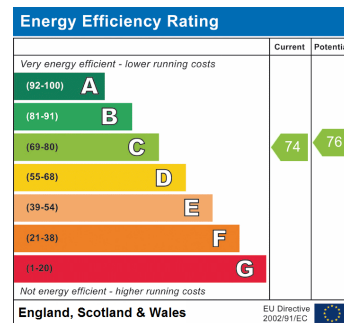


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.