



- Three Bedroom Extended Semi-Detached Home
- Spacious Contemporary Kitchen With Fitted Appliances
- Bright Dining Room With French Doors To Garden
- Family Bathroom And Downstairs Cloakroom
- Landscaped Rear Garden With Outbuildings Ideal For Storage
- Driveway Providing Off Road Parking

**75 Monkwick Avenue, Colchester, Essex.  
CO2 8NB.**

Located to the south of Colchester is this exceptionally well presented three bedroom extended semi-detached home, which has been tastefully refurbished by the current owners to a high standard and now offers modern fittings throughout as well as generous living accommodation. Due to its location this great family home has excellent access to Colchester's Historic Town centre, as well as being close to local shops, a variety of amenities and local Secondary and Primary Schools.



# Property Details.

## Ground Floor

### Entrance Porch

With storage cupboard and doors to lounge.

### Lounge



19' 9" x 12' 2" (6.02m x 3.71m) With box bay window with UPVC double glazed window, two radiators, laminate flooring, TV point, feature fireplace, storage cupboard, stairs rising to first floor and door to;

### Kitchen



19' 9" x 8' 1" (6.02m x 2.46m) A contemporary recently installed kitchen offering a range of matching eye level and base units with drawers and worktops over, induction hob with extractor hood over, integrated microwave/combination oven, electric double oven, integrated dishwasher and washing machine, space for American fridge/freezer and open to dining room.

## Dining Room



14' 2" x 8' 8" (4.32m x 2.64m) With double glazed UPVC windows and French door to rear and side, laminate floor, radiator, door to;

## Downstairs Cloakroom

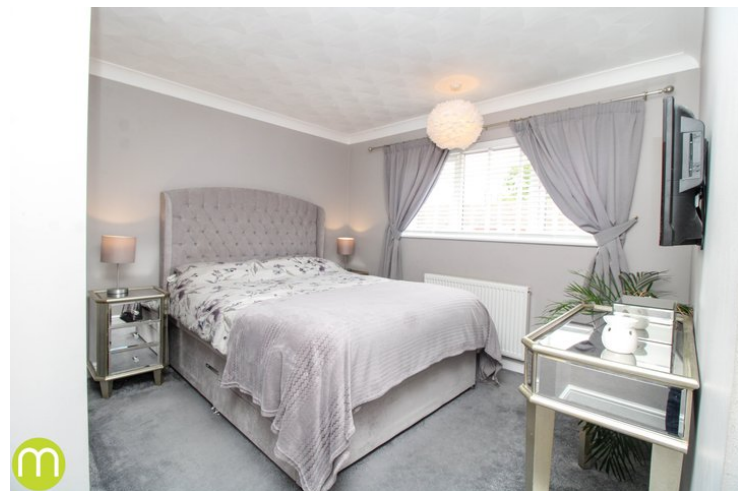
With tiled floor, Oil Fired radiator, close coupled WC, wash hand basin.

## First Floor

### Landing

With UPVC double glazed window to side, loft access and doors to;

## Bedroom One



13' 4" x 11' 10" (4.06m x 3.61m) With UPVC double glazed window to front, radiator, built in wardrobe.

# Property Details.

## Bedroom Two



13' 4" x 9' 4" (4.06m x 2.84m) With UPVC double glazed window to rear, radiator, built in wardrobe.

## Bedroom Three



8' 9" x 7' 6" (2.67m x 2.29m) With UPVC double glazed window to front, radiator.

## Bathroom



With obscure UPVC double glazed window to rear, heated towel rail, tiled floor with heating under, close coupled WC, wash hand basin, bath with shower over.

## Outside

### Rear Garden



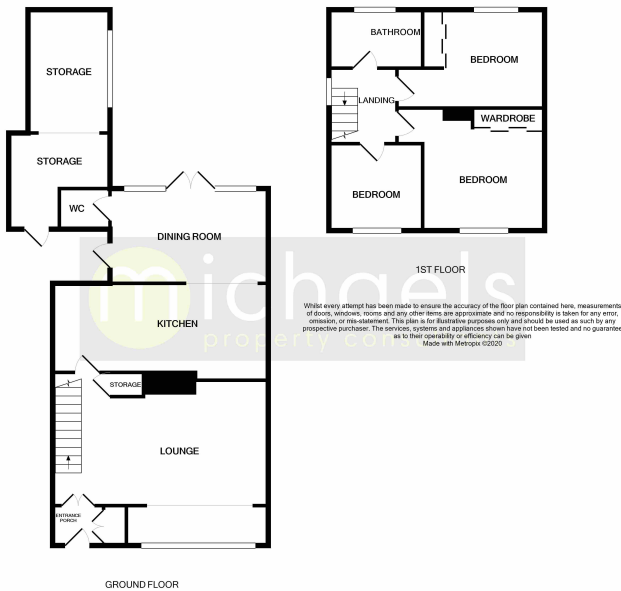
A good sized rear garden enclosed by panel fencing with gated side access. The rear garden has been beautifully landscaped and now offers a patio area, a lawn and various shrubs and plants. The property also benefits from two outbuildings which are ideal for storage

### Driveway

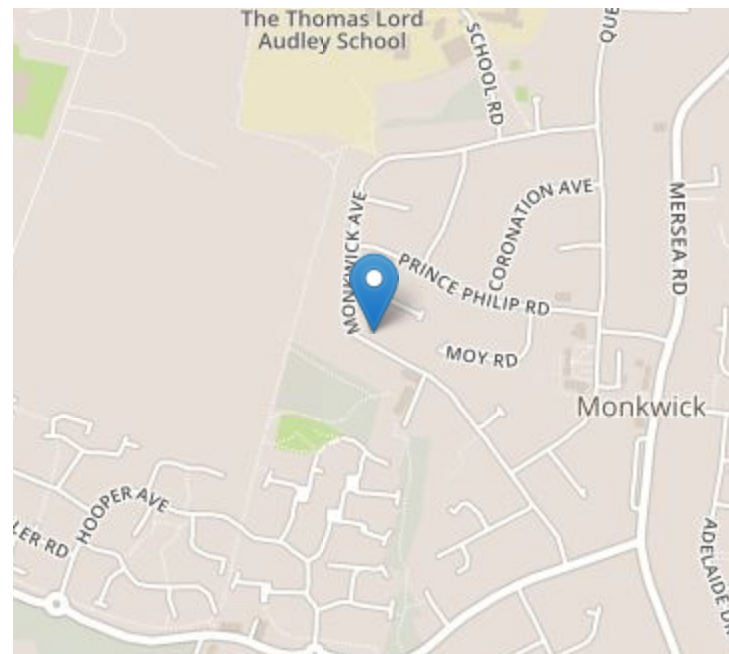
Located in front of the property and provides off road parking.

# Property Details.

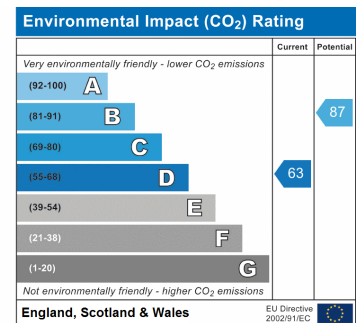
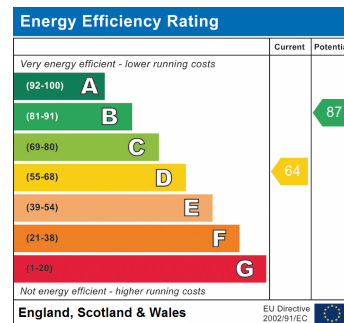
## Floorplans



## 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.