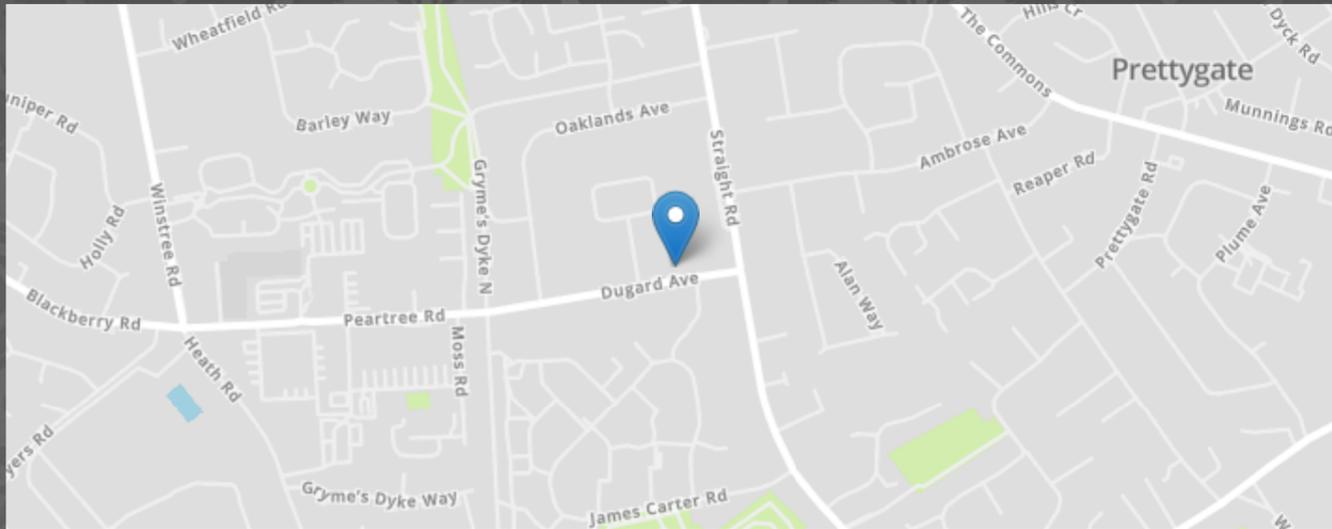


Dugard Avenue, Colchester



- OFF ROAD PARKING
- RENOVATION PROJECT
- THREE BEDROOMS
- IDEAL LOCATION
- CLOSE TO SCHOOLS
- CHAIN FREE
- GENEROUS GARDEN
- SEMI DETACHED
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES

MARKS & MANN



Dugard Avenue, Colchester

We are pleased to introduce this three bedroom semi-detached home to the market for sale which offers vast potential. Positioned in an ideal location the property sits close to amenities, schools and gives easy access to main roads and the town centre.

Internally the property benefits from, to the ground floor: Entrance hall, living room, dining room and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from lawn area to the front, off road parking plus a garage and a generous rear garden.

Please note: The property is in need of renovation.

Call now to register your interest and arrange a private first hand viewing.

£325,000

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

Dugard Avenue, Colchester

Entrance hall

Radiator, front door.

Living room

4.09m x 4.48m (13' 5" x 14' 8")

Radiator, double glazed window to front aspect, log burner.

Dining room

3.90m x 3.33m (12' 10" x 10' 11")

Sliding door to rear aspect, radiator.

Kitchen

2.58m x 3.89m (8' 6" x 12' 9")

Sink/draining board, door to side aspect, window to rear and side aspect, boiler.

Landing

Window to side aspect, storage/tank housing.

Bedroom one

4.55m x 3.70m (14' 11" x 12' 2")

Double glazed window to front aspect, radiator.

Bedroom two

3.69m x 3.91m (12' 1" x 12' 10")

Double glazed window to rear aspect, radiator.

Bedroom three

2.26m x 2.86m (7' 5" x 9' 5")

Radiator, double glazed window to front aspect.

Bathroom

Bath with shower over, double glazed window to rear aspect, radiator, low level WC, hand wash basin.

Garden

Patio, lawn, chicken hutch X2, green house.

Outside

Lawn area to front aspect along with paved driveway, garden to the rear aspect with patio space and lawn.

Garage

Single.

Location

Colchester is a city with lots to offer including restaurants, cinema, plenty of activities, Colchester football stadium and the city centre which offers a wealth of amenities.

Directions

Using a SatNav, please use CO3 9EH as a point of destination.

Important information

Tenure - FreTBChold

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council Tax Band - D

EPC rating: E

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

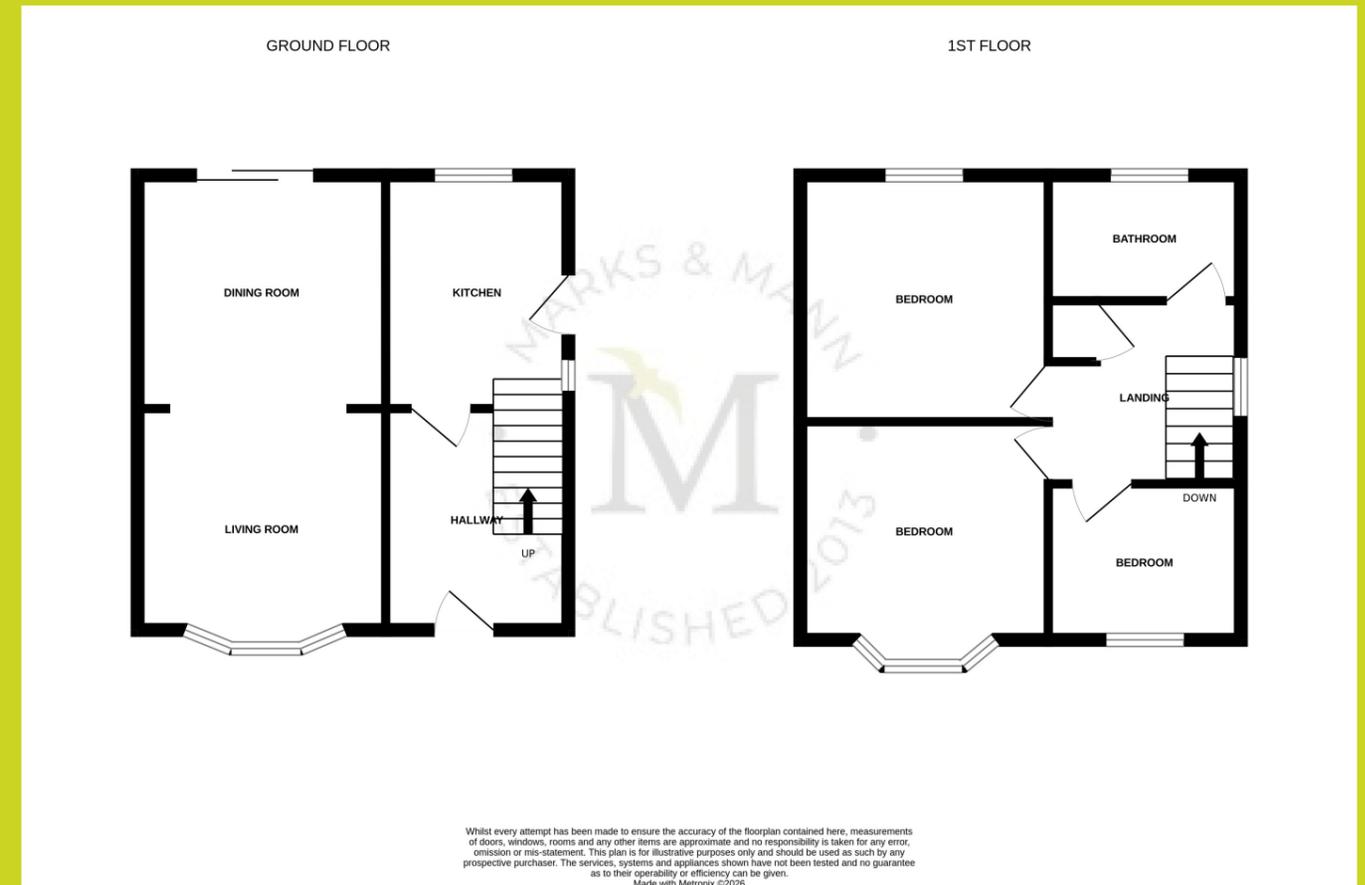
Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band

At the time of writing the council tax band for this property is band D.

Dugard Avenue, Colchester



The above floor plans are not to scale and are shown for indication purposes only.

