



- Prominent South Colchester Location
- Striking Distance To An Array Of Useful Shops & Amenities
- Open Plan Kitchen-Dining Area
- An Approximately 100ft Rear Garden With An Two Outside Storage Rooms
- In Need Of Light Modernisation Throughout
- A Fantastic First Time Purchase Or Investment Opportunity
- Driveway Providing Off Road Parking For Multiple Vehicles
- Three Generous Bedrooms

44 Coronation Avenue, Colchester, Essex . CO2 8PD.

Residing and occupying a pleasant position to the South of Colchester, sits this spacious and well- established three bedroom semi-detached family home and is within striking distance of an array of useful amenities, shops and choice of primary and secondary schooling. It is also served by an excellent bus network, providing easy access to Colchester's vibrant City centre.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, understairs storage, radiator, door to:

Living Room



14' 0" x 11' 7" (4.27m x 3.53m) UPVC window to front aspect, radiator, electric fireplace.

Kitchen/Dining Area



20' 0" x 9' 4" (6.10m x 2.84m) UPVC window to rear aspect, range of units, cupboards and work surfaces, space for appliances, including washing machine, dishwasher and fridge/freezer, inset storage cupboard, radiator, sliding door to:

Garden Room



9' 6" x 7' 3" (2.90m x 2.21m) sliding doors leading to garden:

First Floor

Landing

Access to boarded loft with ladder attached, radiator, UPVC window to side aspect, door to:

Bedroom One



10' 9" x 9' 5" (3.28m x 2.87m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Two



10' 9" x 9' 5" (3.28m x 2.87m) UPVC window to front aspect, radiator.

Bedroom Three



9' 0" x 7' 6" (2.74m x 2.29m) UPVC window to front aspect, radiator.

Cloakroom

Low level W.C., radiator.

Shower Room



5' 7" x 5' 5" (1.70m x 1.65m) vanity wash unit, shower cubicle, UPVC window to rear aspect, radiator.

Outside

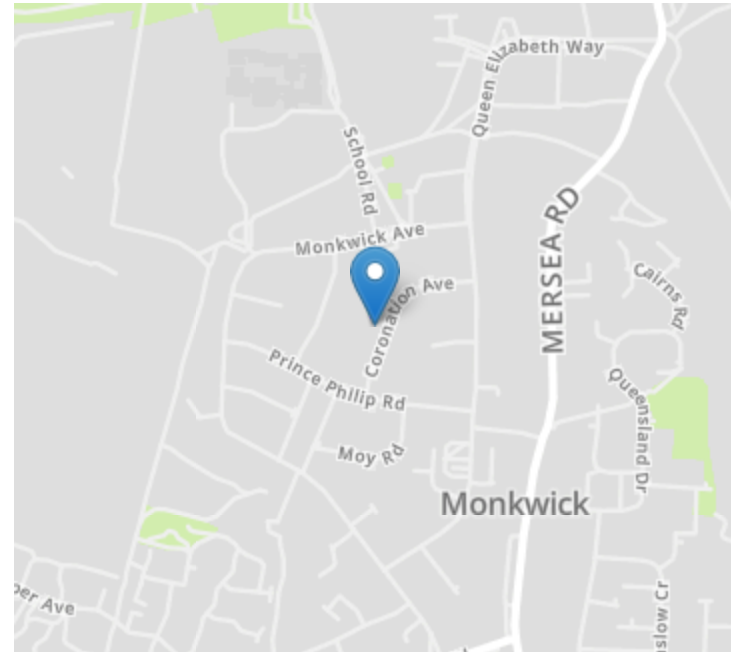


Outside the property features an approximately 100ft garden, predominantly laid to lawn enclosed by an array of trees, shrubs and plants. To the front of the garden offers a patio area, suitable for outside dining with the added benefit of side access, which then leads to two outside storage rooms. To the front of the property provides a driveway for off road parking for multiple vehicles.

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.