




- Ideal For A Small Growing Family, Working Professional Or First Time Buyer
- No Onward Chain
- Driveway For 2/3 Cars
- Recently Decorated Throughout
- Kitchen/Dining Area
- Three Well Portioned Bedrooms
- Popular South Colchester Position
- Excellent Access To Colchester's North Station And City Centre

## 1 Normandy Avenue, Colchester, Essex. CO2 8SB.

\*\* Guide Price - £300,000 to £325,000 \*\* Offered to the market with no onward chain and located in a highly sought after area of Colchester lies this well presented three bedroom semi detached house, offering a wealth of amenities within walking distance including a supermarket a stones throw away, very well served bus routes to Colchester City centre and mainline train station with direct links to London Liverpool Street.



Call to view 01206 576999 

# Property Details.

## Ground Floor

### Hallway

12' 3" x 6' 4" (3.744m x 1.943m) Radiator, newly laid carpets, door leading to:

### Living Room



16' 11" x 13' 6" (5.163m x 4.119m) Brick surround fire place, radiator, UPVC window to front aspect, radiator.

### Kitchen/Dining Area



13' 5" x 16' 11" (4.107m x 5.171m) Full range of base and eye level units, cupboards and work surfaces, space for appliances with plumbing for washing machine, new electric oven and hob.

## First Floor

### Landing

Access to loft hatch, door leading to:

## Bedroom One



6' 11" x 10' 1" (2.118m x 3.096m) UPVC window to side aspect, radiator.

## Bedroom Two



13' 5" x 9' 8" (4.097m x 2.961m) UPVC window to side aspect, radiator.

# Property Details.

## Bedroom Three



10' 1" x 13' 6" (3.077m x 4.122m) UPVC window to front aspect, built in wardrobe, radiator.

## Bathroom



Panel enclosed bath with shower over, low level W/C, wash hand basin, obscured window to side aspect.

## Outside



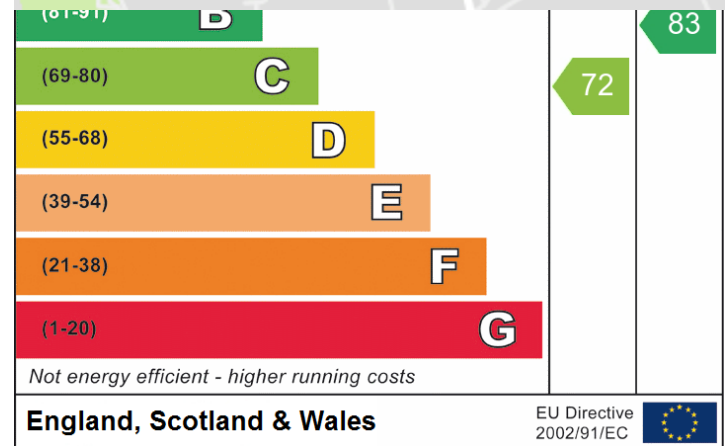
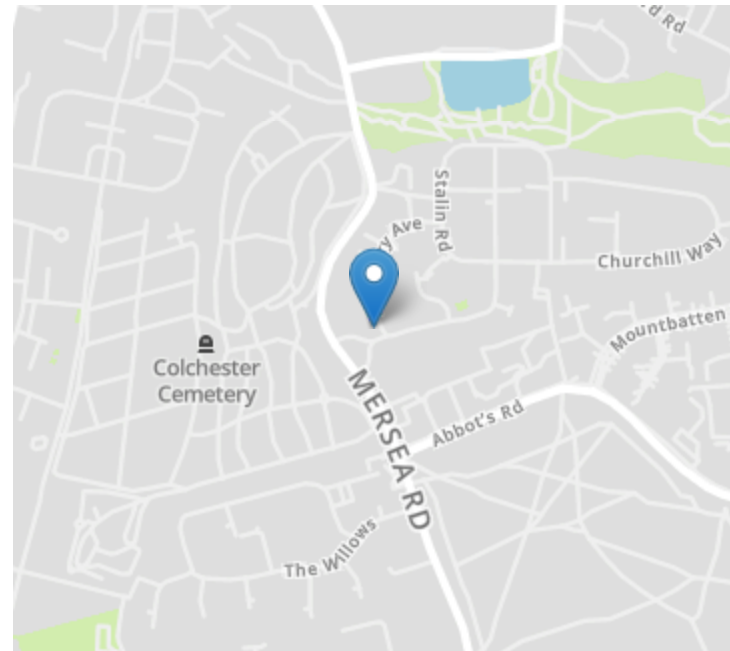
Outside the property features a large driveway, providing parking for 2/3 cars, along with gated access to the garden, surrounded by panel fencing and predominantly laid to lawn with a hard standing surface to the front, which could be ideal for outside dining or entertaining.

# Property Details.

## Floorplans



## Location



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.