



- An Excellent Three Bedroom Detached Family Home
- Three Well-Proportioned Bedrooms
- A Deceptively Spacious House
- Driveway For 2 Cars
- Spacious Reception Rooms & Conservatory
- Ideal For A First Time Buyer Or Working Professional
- South-East Colchester Position - Close To Amenities, Shops, Bus Network To City Centre
- Downstairs Cloakroom & Lean-To Utility Space

**20 Barn Hall Avenue, Colchester, Colchester, Essex. CO2 8TE.**

\*\* Guide Price £375,000 to £400,000 \*\* Situated to the south-west of Colchester's city centre is this excellent three-bedroom detached family home, deceptively spacious throughout and complemented by a large, well-established garden. The property is within easy reach of a wide range of schools, amenities, and excellent transport links to the city centre with its array of shops, bars, restaurants, and leisure facilities.



# Property Details.

## Ground Floor

### Hallway

### Living Room



22' 5" x 10' 5" (6.83m x 3.17m)

### Ground Floor Cloakroom

### Kitchen



10' 3" x 7' 11" (3.12m x 2.41m)

## Dining Room



10' 3" x 9' 1" (3.12m x 2.77m)

## Lean To

34' 7" x 7' 4" (10.54m x 2.24m)

## Conservatory



16' 0" x 10' 10" (4.88m x 3.30m)

## First Floor

### Landing

# Property Details.

## Bedroom One



14' 0" x 10' 3" (4.27m x 3.12m)

## Bathroom



6' 2" x 5' 8" (1.88m x 1.73m)

## Bedroom Two



12' 0" x 8' 4" (3.66m x 2.54m)

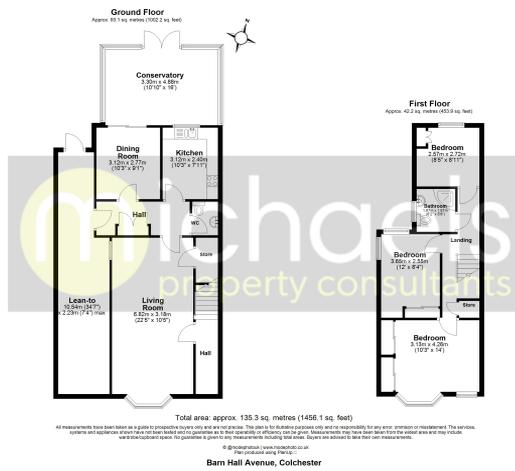
## Bedroom Three



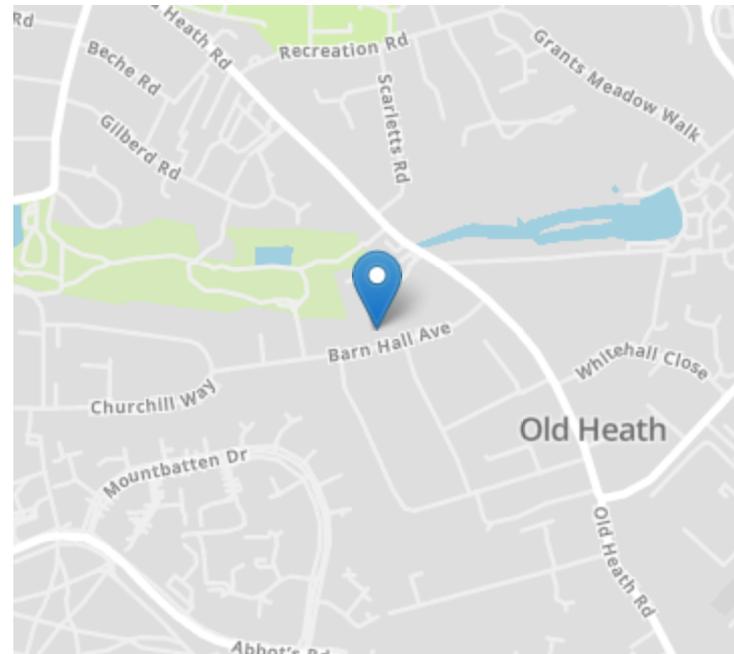
8' 5" x 8' 11" (2.57m x 2.72m)

# 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.