



- Bay Fronted Semi-Detached House
- Three Generous Bedrooms
- Two Reception Rooms
- First Floor Bathroom And Downstairs Shower Room
- Needing Modernisation
- Lots Of Potential
- Generous Gardens
- Driveway Providing Off Road Parking
- No Chain

**26 Ambrose Avenue, Colchester, Essex.
CO3 4JY.**

Offered with no onward chain is this three bedroom semi-detached house located in the ever popular 'Prettygate' district to the west of Colchester with excellent access to great local schooling, a variety of shops and of course Colchester Town Centre. In need of some modernisation this spacious home offers a prospective purchase a chance to adapt and create their dream home. Internally, the property on the ground floor benefits from two reception rooms, a fitted kitchen, a downstairs shower room. To the first floor, there is three generous bedrooms and a family bathroom.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor, doors to;

Living Room



13' 9" x 13' 1" (4.19m x 3.99m) With bay window to front, radiator, gas fireplace.

Dining Room



12' 9" x 10' 8" (3.89m x 3.25m) With sliding doors to rear, radiator, gas fireplace.

Kitchen



9' 4" x 8' 6" (2.84m x 2.59m) With window to rear, a range of fitted units with drawers and worktops over, inset sink and drainer, space for kitchen appliances, understairs storage cupboard, door to;

Hallway

With door to front and door to;

Shower Room



With window to side, low level WC, wash hand basin, shower cubicle.

First Floor

Landing

With airing cupboard, loft access and doors to;

Property Details.

Bedroom One



13' 1" x 12' 0" (3.99m x 3.66m) With two windows to front, radiator.

Bedroom Two



12' 0" x 11' 10" (3.66m x 3.61m) With window to rear, radiator.

Bedroom Three

9' 6" x 7' 6" (2.90m x 2.29m) With window to front, radiator.

Bathroom



With obscure window to rear, panelled bath, low level WC, wash hand basin.

Outside

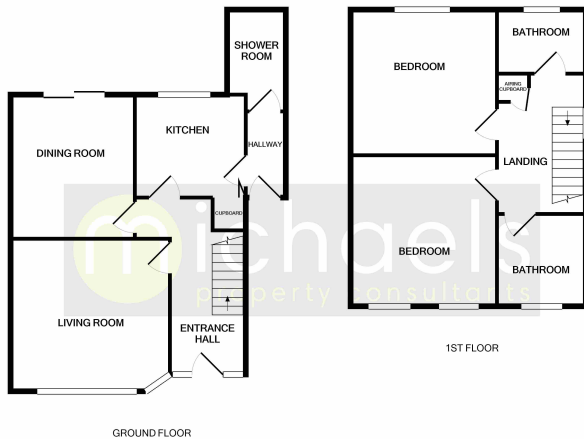
Gardens & Parking



Outside, to the rear, the property boasts a generous rear garden and to the front there is a sizeable front garden and driveway.

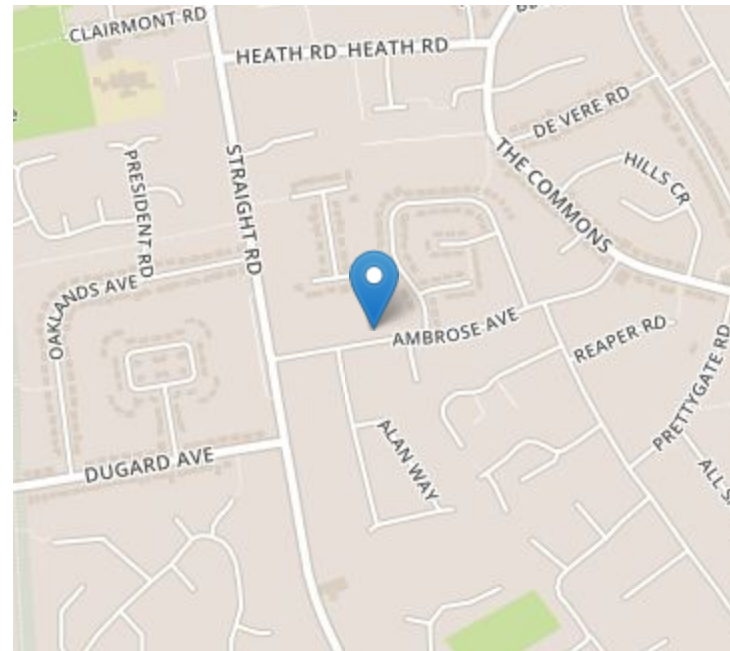
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.