



- Three Bedroom End Of Terrace Property
- First Floor Bathroom
- Fitted Kitchen
- Living Room
- Parking & Garage
- Generous Garden
- East Colchester
- Close To Colchester's Hythe Station & University Of Essex
- No Onward Chain

79 Avon Way, Colchester, Essex. CO4 3TR.

Situated to the East of Colchester and within striking distance of Colchester's Hythe Station & University of Essex, this bay fronted three bedroom end of terrace property offers well proportioned living and bedroom space throughout. Highlights of this home include a large living room, fitted kitchen & separate utility & three sizeable bedrooms and tiled family bathroom suite. There is a generous rear garden, of a low maintenance design & set across three levels. This property comes complete with off road parking for one vehicle to the rear of the property and the added benefit of a garage. On an excellent bus route, offering transport to Colchester's Town Centre & University of Essex.



Property Details.

Entrance Hall

UPVC entrance door to side aspect, stairs to first floor, further doors to:

Living Room



17' 0" x 12' 0" (5.18m x 3.66m) UPVC bay window to front aspect, radiator, variety of communication input/output points

Kitchen



11' 0" x 8' 11" (3.35m x 2.72m) Variety of base and eye level units with working surfaces over, UPVC window to rear aspect, inset stainless steel sink, drainer with tap over, space for free standing appliances, UPVC door to rear aspect (leading to rear garden), further door to:

Utility Room/Study

11' 0" x 5' 0" (3.35m x 1.52m) UPVC window to front aspect, space for freestanding appliances, radiator

First Floor Landing

Landing

Radiator, airing cupboard, stairs to ground floor, loft access, further doors to:

Master Bedroom



12' 0" x 9' 0" (3.66m x 2.74m) UPVC window to front aspect, radiator, variety of input/output communication points

Bedroom Two



9' 0" x 9' 0" (2.74m x 2.74m) UPVC window to rear aspect, radiator, built in wardrobe

Property Details.

Bedroom Three



8' 0" x 7' 0" (2.44m x 2.13m) UPVC window to front aspect, radiator

Family Bathroom Suite



UPVC obscure window to rear aspect, panel bath with shower over, pedestal wash hand basin, W.C, wall mounted heated towel rail

Rear Garden, Outside & Parking

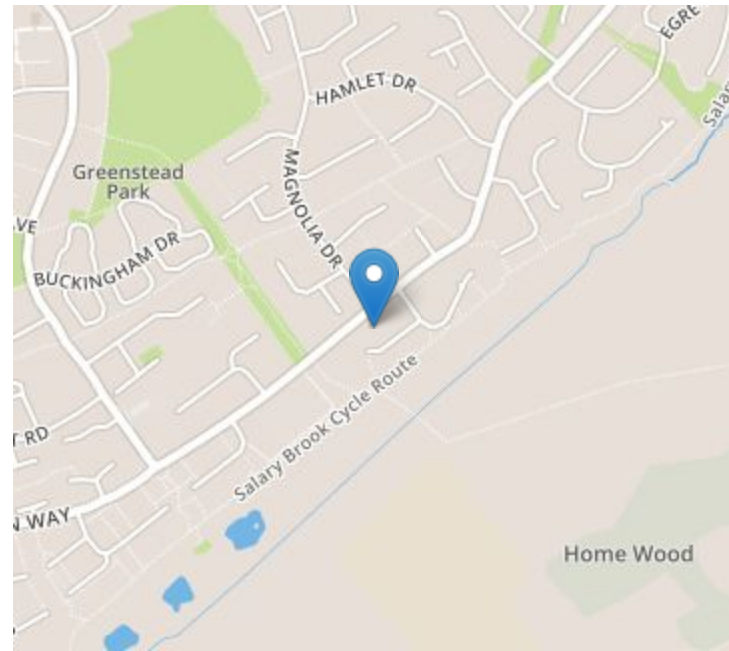


As previously mentioned, this property benefits from a split level garden across three levels, mainly featuring concrete patio areas throughout. One section of the garden is laid to lawn and ideal for children's outdoor toys & games. There is a gate providing side access to the front of the property, as well as a gate providing rear access. To the rear of the garden, there is off road parking for one vehicle and the added benefit of a garage with an up and over door, for additional storage. Further parking is easily accessible on road.

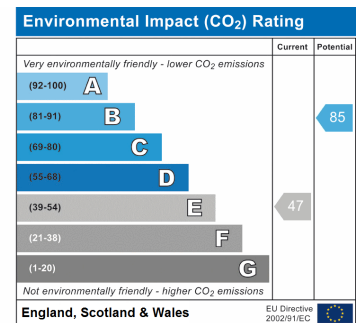
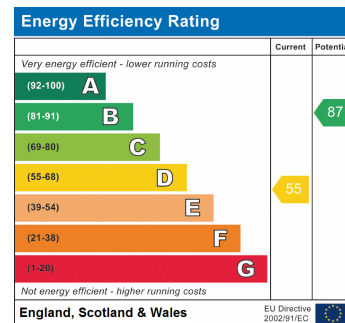
Property Details.

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.