



## 17 Monkwick Avenue, Colchester, Colchester, Essex. CO2 8NR.

**\*\*Guide Price £290,000 - £300,000\*\*** Residing to the South of Colchester sits this deceptively spacious three bedroom end of terrace family home, conveniently positioned within moments of an array of schooling, amenities and also well-connected to Colchester's city centre via a frequent bus network. Offering generous reception and bedroom space throughout, it offers itself as the ideal home for the modern-day family. Highlights include; an entrance porch, welcoming entrance hall, well-proportioned living room, conservatory, dining room, kitchen & utility, ground floor shower, first floor family bathroom, two double bedrooms and a single third bedroom. Outside, its owners enjoy a sizeable rear garden, complete with the added luxury of an array of garden storage. An excellent home that must be viewed to be appreciated. Viewings available, appointment required.

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- A Deceptively Spacious Three Bedroom End Of Terrace Home
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- Choice Of Schooling Near By
- Two Reception Rooms
- Benefitting From A Conservatory
- Kitchen & Utility Room
- Ground Floor Shower Room & Tiled First Floor Bathroom
- Well-Proportioned Enclosed Rear Garden With A Wealth Of Garden Storage
- Viewings Available At Request - Appointment Required!



# Property Details.

## Ground Floor

### Entrance Porch

Door to front aspect, windows to rear and side aspect, access to:

### Entrance Hall

3.87m x 1.93m (12' 8" x 6' 4") Entrance door to side aspect, stairs to first floor, wood effect flooring, door to:

### Dining Room



3.26m x 2.64m (10' 8" x 8' 8") Window to front aspect, wood effect floor, radiator, opening to:

### Kitchen



2.57m x 2.64m (8' 5" x 8' 8") Window to rear aspect, tiled floor, a variety of base and eye level fitted units with work surfaces over, drawers under, inset oven and grill, inset stainless steel sink, drainer and 1/2 sink with tap over, inset four ring gas hob with extractor fan over, tiled splashback, tiled floor, access to:

### Rear Lobby

1.27m x 1.89m (4' 2" x 6' 2") Tiled floor, window to side aspect, door to side aspect (leading to rear garden), glazed door leading to side passage, access to:

### Utility Room

2.59m x 1.43m (8' 6" x 4' 8") Window to rear aspect, tiled floor. space and plumbing for washing machine and tumble dryer, tiled floor, doors and access to:

### Ground Floor Shower Room & W.C

Vanity wash basin, tiled floor, W.C., chrome wall mounted towel rail, shower cubicle, tiled walls, wall mounted light

### Living Room



3.4m x 4.38m (11' 2" x 14' 4") Glazed retractable doors to hallway, wood effect flooring, radiator, opening to:

### Conservatory



2.8m x 3.42m (9' 2" x 11' 3") Wood effect flooring, windows to side and rear aspect, patio doors to rear aspect (leading to rear garden)

# Property Details.

## First Floor

### Landing

Window to side aspect, stairs to ground floor, loft access, doors to:

### Master Bedroom



3.33m x 3.37m (10' 11" x 11' 1") Window to rear aspect, radiator, wood effect flooring, fan light

### Bedroom Two



3.5m x 4.42m (11' 6" x 14' 6") Window to rear aspect, radiator, wood effect flooring, fan light

### Bedroom Three

2.76m x 2.75m (9' 1" x 9' 0") Window to side aspect, wood effect flooring

## Family Bathroom



Window to front aspect, vanity wash hand basin, low level WC, panelled bath with shower and screen over, tiled walls.

## Outside, Garden & Parking

### Outside

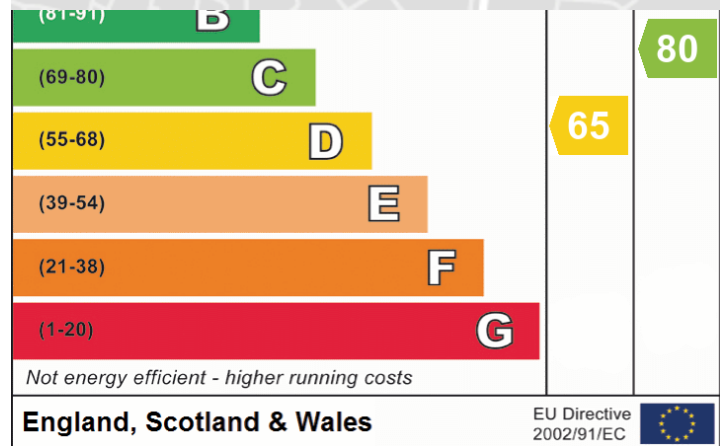
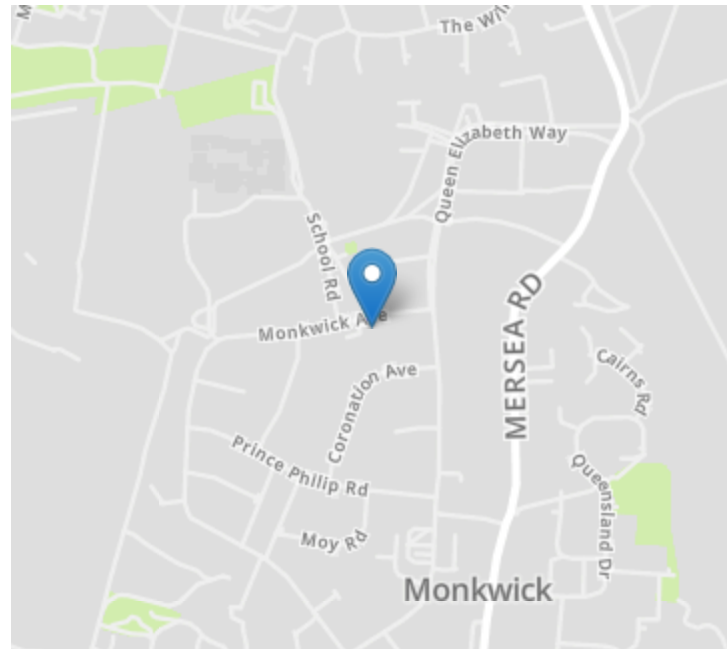


Outside and as previously mentioned, its owners enjoy a private and enclosed rear garden. Key and notable highlights include; a central area laid to lawn, two large garden storage shed, hot tub with gazebo over an array of mature shrubs and hedges, boundaries formed by panel fencing and secure gated side access to the front of the property. Parking is available on road without restriction for both residents and visitors alike.

# 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.