



- Three-bedroom detached family home
- Sought-after south Colchester location (CO2)
- Ready to occupy without delay
- Spacious reception room with feature fireplace
- Open-plan kitchen/diner with ample storage
- Two double bedrooms plus a single third bedroom
- Four-piece first-floor family bathroom
- Generous private and enclosed rear garden with patio
- Garage providing additional storage or parking
- Excellent potential to improve and personalise

6 Chestnut Avenue, Colchester, Essex. CO2 0AL.

Three Bedroom Detached Home – Chestnut Avenue, Colchester, CO2 - No Onward Chain - **Guide Price £450,000 - £475,000** A well-proportioned three-bedroom detached family home, situated to the south of Colchester and ready to be occupied without delay. The ground floor comprises a welcoming entrance hall with stairs to the first floor, leading through to a large reception room with a feature fireplace. To the other side of the property is an open-plan kitchen/diner, offering a wealth of storage and an ideal space for entertaining and hosting. The first floor provides two double bedrooms and a third single bedroom, along with a four-piece family bathroom. Externally, the property benefits from a traditional city-centre style rear garden, mainly laid to lawn with side access and a garden room/summerhouse positioned to the rear.



Property Details.

Ground Floor

Entrance Hall

Living Room



18' 11" x 11' 0" (5.77m x 3.35m)

Kitchen/Dining Room



18' 1" x 14' 4" (5.51m x 4.37m)

First Floor

Landing

Master Bedroom



11' 0" x 10' 10" (3.35m x 3.30m)

Bedroom Two



11' 0" x 9' 2" (3.35m x 2.79m)

Property Details.

Bedroom Three



11' 0" x 8' 7" (3.35m x 2.62m)

Bathroom



11' 0" x 6' 10" (3.35m x 2.08m)

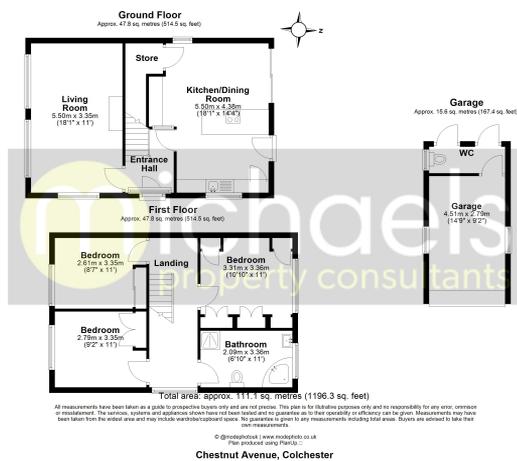
Outside

Garage

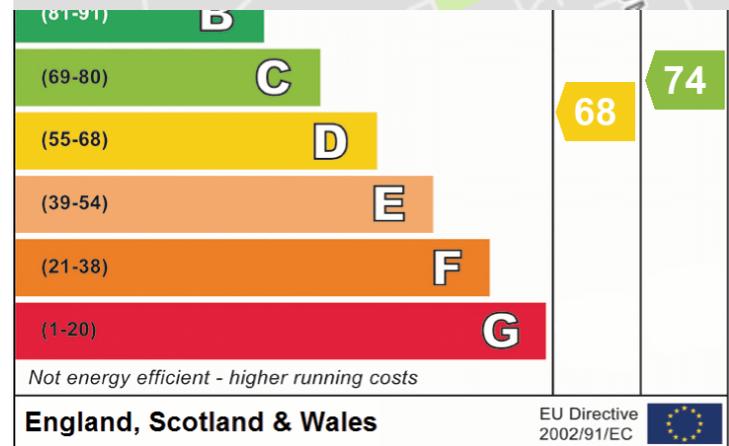
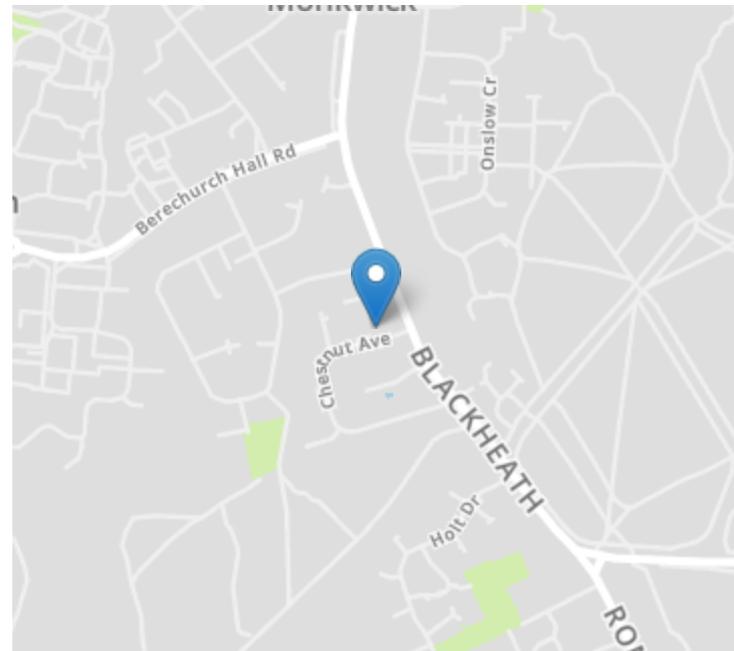
14' 9" x 9' 2" (4.50m x 2.79m)

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.