



- Exceptional End Terraced Property
- East Colchester
- Modern Bathroom And Kitchen
- Three Generous Bedrooms
- Excellent Local Amenities
- Off Road Parking And Garage

### 47 Avon Way, Colchester, Essex. CO4 3TP.

Guide Price £230,000 - £240,000 An Exceptional and elegantly finished three bedroom end of terraced house, pleasantly positioned to the east of Colchester. This property has been beautifully presented and maintained by the current owners. It features a bay window at the front of the property which allows light to flood through into the living room. Upstairs there are three well proportioned bedrooms, with a modern first floor bathroom. Out side you will find a welcoming rear garden, featuring a charming patio area with pergola, which is ideal for entertaining family and friends.



# Property Details.

## Ground Floor

### Entrance Hall

Boiler cupboard, under stairs cupboard.

### Living Room



18' 1" x 14' 3" (5.51m x 4.34m) Box bay window to front, radiator, TV and telephone points.

### Kitchen



12' 6" x 8' 4" (3.81m x 2.54m) UPVC window to rear, range of base and eye level units with roll edge work surfaces over, stainless steel sink unit with tap and drainer, electric oven and hob with extractor over, space for appliances.

## First Floor

### Landing

Loft access, airing cupboard, UPVC window to side.

### Bedroom One



12' 7" x 9' 9" (3.84m x 2.97m) UPVC window to rear, radiator.

### Bedroom Two



10' 4" x 8' 4" (3.15m x 2.54m) UPVC window to front, radiator.

### Bedroom Three

9' 5" x 7' 3" (2.87m x 2.21m) UPVC window to front, radiator.

# Property Details.

## Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower over, tiled walls, UPVC window to rear.

## Rear Garden

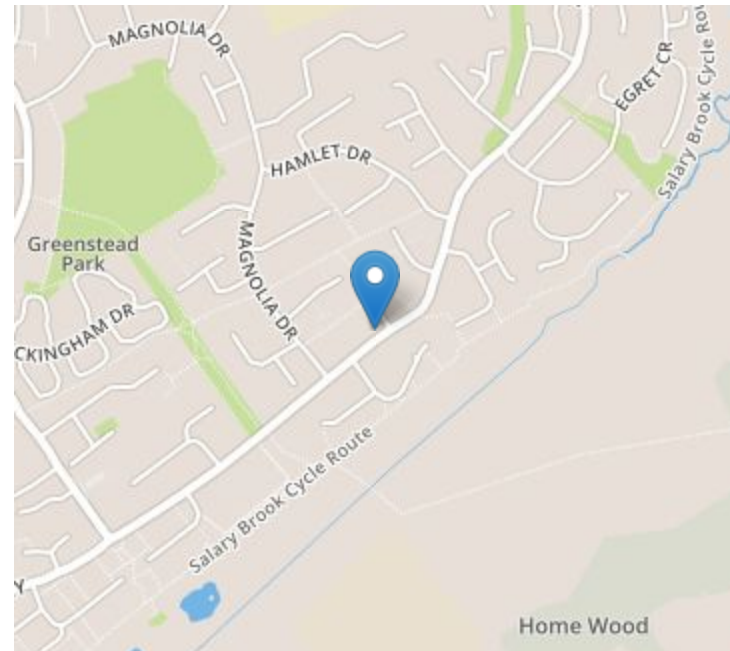


To the rear of the property is an attractive garden laid to lawn with patio area, pergola and an outside tap all enclosed by panel fencing with side and rear access to off road parking and garage.

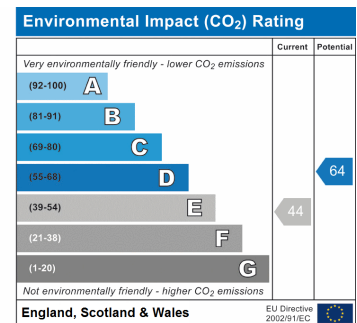
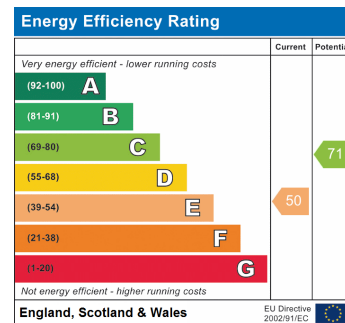
# Property Details.

## 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.