



- Popular North Colchester Location
- North Colchester Position - Close To Amenities, Schools & Transport Links
- Suitable For A Family, Working Professional Or First Time Buyer
- Modern Finishes Throughout
- Attractive Garden
- Three Generous Bedrooms
- South Facing Rear Garden
- Excellent Example Of A Three Bedroom Semi-Detached Family Home

**43 Wesley Avenue, Colchester, COLCHESTER, Essex. CO4 3AT.**

Ideally positioned in North Colchester, this exceptionally well-presented three-bedroom semi-detached house offers convenient access to a range of well-regarded primary and secondary schools. Everyday amenities, including Waitrose, are close by, while Castle Park and the city centre are both within a short walk. Excellent transport links include easy access to the A12 for Ipswich and London, along with a well-connected bus network serving the wider area.



# Property Details.

## Ground Floor

### Entrance Hallway

### Living Room



17' 6" x 13' 1" (5.33m x 3.99m)

### Kitchen/Dining Room



17' 6" x 10' 6" (5.33m x 3.20m)

# Property Details.

## First Floor

### Bedroom One



13' 10" x 10' 3" (4.22m x 3.12m)

### Bedroom Two



10' 2" x 10' 3" (3.10m x 3.12m)

### Bedroom Three



8' 5" x 6' 11" (2.57m x 2.11m)

## Bathroom



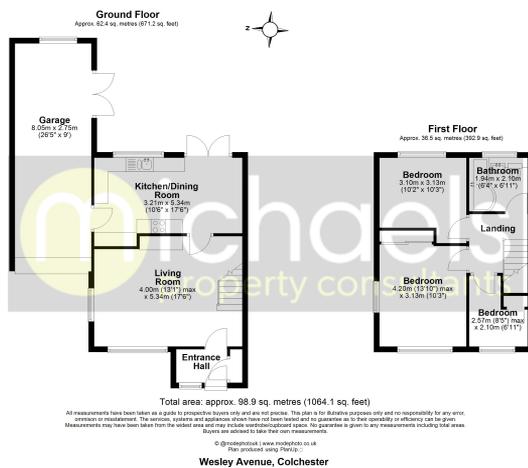
6' 11" x 6' 4" (2.11m x 1.93m)

## Garage

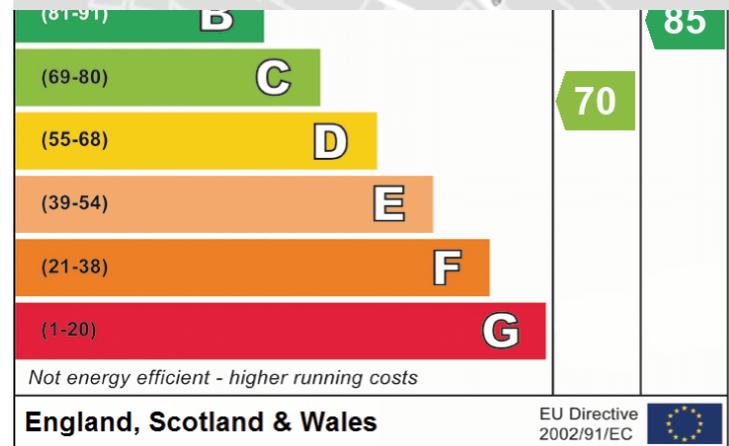
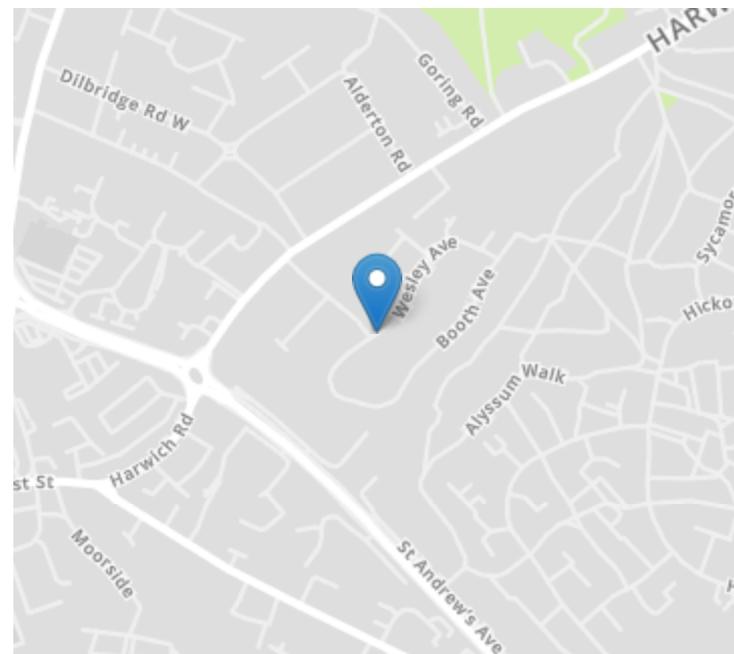
26' 5" x 9' 0" (8.05m x 2.74m)

# 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.