

Offers In Excess Of

£310,000



- No Chain
- Highly Sought After Location In Colchester (Prettygate)
- Semi-Detached House
- In Need Of Modernisation But Offering Lots Of Potential
- Three Well Portioned Bedrooms
- Two Receptions Rooms
- Large Rear Garden
- Driveway Providing Parking
- Internal Viewings Are Highly Advised

86 Oaklands Avenue, Colchester, Essex. CO3 9ET.

Positioned just off Straight Road to the west of Colchester is this CHAIN FREE - three bedroom semi-detached house in need of some light refurbishment and offering tremendous potential with scope to extend subject to planning permission. The property resides on a generous plot and offers a spacious rear garden and plenty of parking. The internal accommodation on the ground floor comprises of an entrance hall which leads through to a sizeable front living room, a further reception room (dining room), kitchen and a lean too. To the first floor, the landing leads to three well pro-portioned bedrooms and a shower room, which could easily be converted to a full three piece family bathroom, if required.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Porch

Doors to;

Hall

With stairs rising to first floor, doors to;

Living Room



 $13' 7" \times 12' 7" (4.14m \times 3.84m)$ With window to front, fireplace.

Dining Room



 12^{\prime} $10^{\prime\prime}$ x 10^{\prime} $11^{\prime\prime}$ (3.91m x 3.33m) With sliding doors to rear.

Kitchen



12' 10" x 8' 6" (3.91m x 2.59m) With window to rear, door to side, a range of units with inset sink and drainer, under stairs storage cupboard.

Lean To

With window to side and rear, door to side.

First Floor

Landing

With doors to;

Bedroom One



12' 9" x 12' 2" (3.89m x 3.71m) With window to front, built in cupboard.

Property Details.

Bedroom Two



12' 2" x 11' 1" (3.71m x 3.38m) With window to rear, built in cupboard.

Bedroom Three



9' 4" x 7' 5" (2.84m x 2.26m) With window to side.

Shower Room



With window to rear, wash hand basin, low level WC, shower cubicle.

Outside

Garden



The property comes with a really good sized rear garden which is enclosed by fencing with gated side access.

Driveway

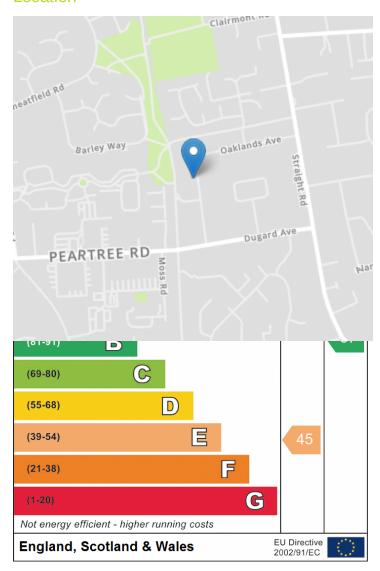
Covered gated car port to the side with a driveway to the front.

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.

