



- No Chain
- Bay Fronted Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Potential For Future Extensions (Subject To Planning)
- Highly Sought After Location
- Generous Gardens
- Garage And Parking

22 Sutton Park Avenue, Colchester, Essex. CO3 4SX.

A superb opportunity to purchase this bay fronted three bedroom semi-detached house, located in the highly sought after area of 'Prettygate' offering a prospective purchase a tremendous amount of potential to extend and improve. Positioned to the west of Colchester this home resides within easy reach of some brilliant schooling, a range of local amenities and the Colchester Town Centre. The internal accommodation comprises of an entrance hall which leads through to the living room which features a bay window to the front, there is also a further reception area and a fitted kitchen. To the first floor, there is three well proportioned bedrooms and a family bathroom. Outside, the property enjoys a generous low maintenance rear garden, a detached single garage and to the front there is a block paved driveway. Internal viewings are highly advised.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor, doors to;

Living Room



17' 4" x 11' 10" (5.28m x 3.61m) With Bay window to front, electric storage heater, sliding doors to;

Dining Room



9' 10" x 7' 9" (3.00m x 2.36m) With sliding doors to rear, electric storage heater, door to;

Kitchen



12' 1" x 7' 11" (3.68m x 2.41m) With window to side and door to rear, a range of matching eye level and base units with worktops over, inset sink and drainer, space for kitchen appliances.

First Floor

Landing

With window to side, doors to;

Bedroom One



13' 2" x 11' 0" (4.01m x 3.35m) With bay window to front, built in cupboard.

Property Details.

Bedroom Two



11' 8" x 10' 0" (3.56m x 3.05m) With window to rear, built in cupboard and airing cupboard.

Bedroom Three



8' 2" x 6' 11" (2.49m x 2.11m) With window to front.

Bathroom



With window to rear, low level WC, wash hand basin, panelled bath, part tiled walls.

Outside

Rear Garden



A generous rear garden enclosed by fencing with gated side access. The garden is low maintenance and provides access into the garage.

Garage

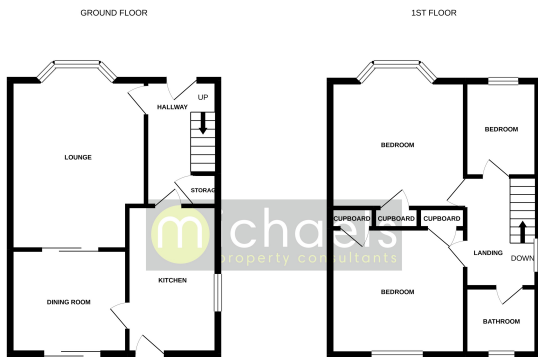
With up and over door to front, door to side, power and light connected.

Driveway

Block paved driveway to the front.

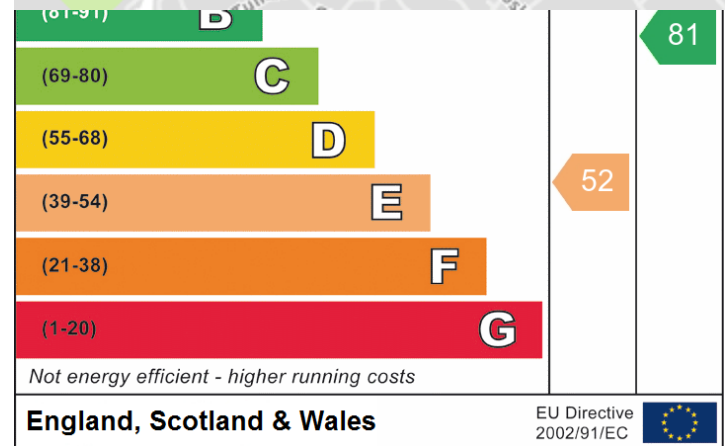
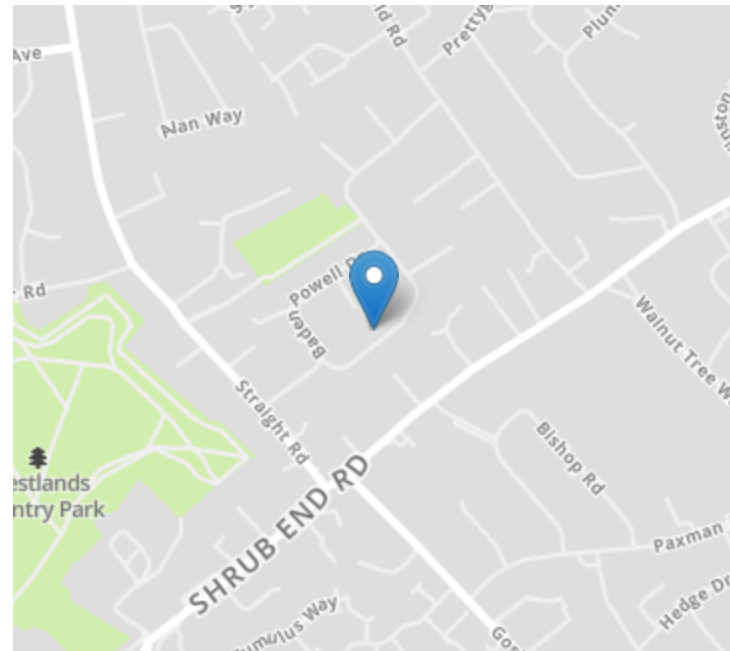
Property Details.

Floorplans



We warrant every attempt has been made to ensure the accuracy of the floorplans contained herein. Measurements of all areas, including those areas which are not shown, are approximate and do not constitute an offer of insurance or any other financial product. The plans are for illustrative purposes only and should not be relied upon for any other purpose. The actual construction and appearance of the property may vary from the floorplans and photographs. © 2014 Michaels Property Consultants. All rights reserved. Made with Energy 10.0.0.0.

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.