



- Detached Chalet Bungalow
- In Need Of Modernisation
- Kitchen
- Family Bathroom
- Large Private Rear Garden
- Detached Garage
- Off Road Parking
- Positioned To The South Of Colchester
- Local Bus Transport Links Close By
- Offered With No Onward Chain

## 9 Chestnut Avenue, Colchester, Essex. CO2 0AL.

GUIDE PRICE £300,000 - £325,000 This spacious and deceptive three/four bedroom detached chalet bungalow is positioned in a pleasant position to the South of Colchester and offers any prospective purchaser the opportunity to customise and improve their dream home with light modernisation required throughout. Although in need of cosmetic updating, this property offers an abundance of living and bedroom space throughout with highlights including three/four sizeable bedrooms across both floors and one/two reception rooms. There is a kitchen suitable for a dining table also and a family bathroom suite.



# Property Details.

## Ground Floor

### Entrance Hall

Airing Cupboard, radiator.

### Bedroom One



14' 2" x 12' 4" (4.32m x 3.76m) Double glazed windows to front and side, gas fire, radiator.

### Bedroom Four/Dining Room



9' 4" x 8' 9" (2.84m x 2.67m) Double glazed window to side, radiator.

## Kitchen



17' 9" x 8' 2" (5.41m x 2.49m) Double glazed windows to side and front and door to side, range of base and eye level units with work surface over, pantry cupboard, plumbing and space for appliances.

## Bathroom

Double glazed frosted window to side, panel bath, pedestal wash hand basin, part tiled walls, radiator.

## Separate WC

Double glazed frosted window to side, low level WC.

## Living Room



21' 6" x 11' 7" (6.55m x 3.53m) Double glazed window to side and sliding patio doors to rear, TV and telephone points, stairs to first floor, radiator.

## First Floor

### Landing

Doors to:

# Property Details.

## Bedroom Two



14' 8" x 8' 7" (4.47m x 2.62m) Double glazed window to side, radiator.

## Bedroom Three



14' 8" x 7' 5" (4.47m x 2.26m) Double glazed window to rear, radiator.

## Shower Room



Double glazed frosted window to side. low level WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail, fully tiled walls.

## Garden, Outside & Parking

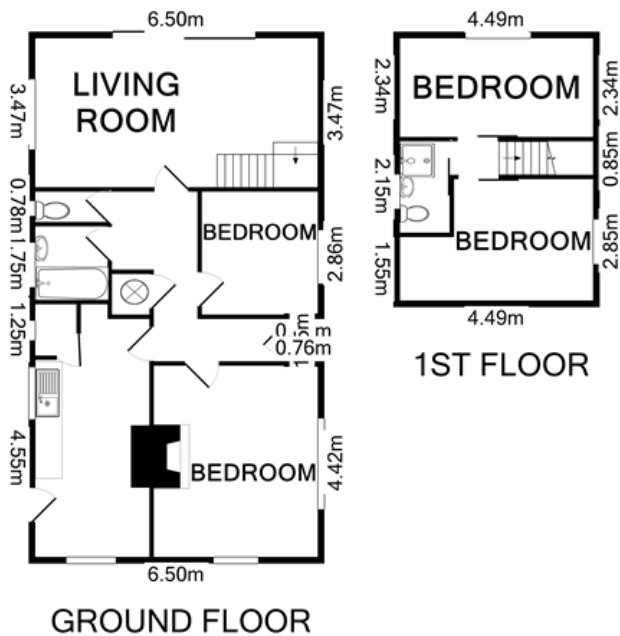


As previously mentioned, this property benefits from a generous and private rear garden. The garden features a block paved patio area and a further block paved patio pathway leading to the rear of the garden. The garden is home to an array of mature shrubs and attractive plants are featured throughout, with the boundaries formed by panel fencing. There is the added benefit of a detached garage with up and over door and a door to the rear of the garage providing rear access also.

Off road parking can be found to the front of the property on a private block paved driveway, for multiple vehicles. The front garden contains a lawn area & attractive blossomed shrubs. The front garden is enclosed by a small handsome brick wall and there is a gate providing side access.

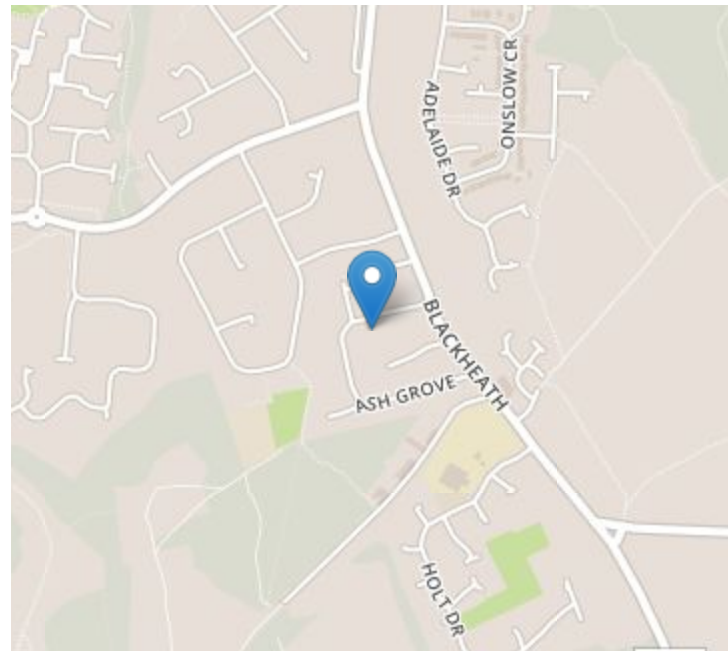
# Property Details.

## Floorplans

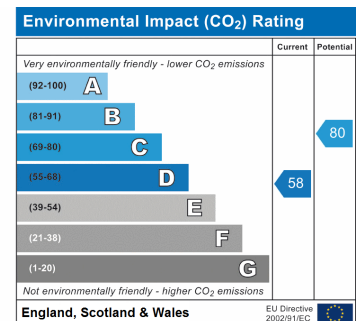
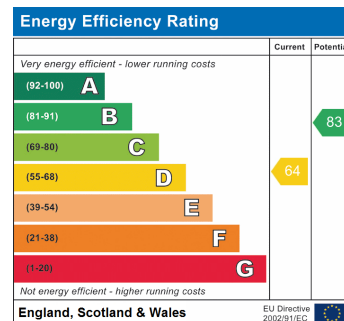


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## Location



## 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.