



3 MAIGOLD AVENUE

COLCHESTER, ESSEX CO4 6EG

**NP** NICHOLAS  
PERCIVAL

Situated on the popular Chesterwell Development, and presented to a very high standard is this three bedroom family home, offering open-plan flexible living on the ground floor, main bedroom with accompanying en-suite shower room, family bathroom and cloakroom. Ample parking is provided by the block paved driveway and there is an enclosed south facing rear garden.

Gas Central Heating | EPC B | Council Tax Band D

Balance of NHBC Warranty Applies

Annual Management Service Charge Applies circa £275 pa.



## Property

A storm porch welcomes you to the property and the entrance hallway opens to the open-plan family friendly kitchen / dining / living space.

The kitchen features an integrated oven, hob and extractor hood, there is also an integrated fridge / freezer. Space and plumbing is provided for both a free standing washing machine and a free standing slimline dishwasher. Ample storage is provided by a good array of cupboards and drawers (in the shaker style) and set within an attractive wood effect work top that sweeps round to form a breakfast bar, an ideal space for informal dining, in addition to the dining space that the

owners presently use. French doors to the rear allow access to the south facing garden.

The cloakroom is comprised of a toilet and handbasin, and a useful storage cupboard completes the ground floor accommodation.

Ascending the stairs to the first floor, the main bedroom is a well-proportioned double to the front of the property and the accompanying en-suite shower room is comprised of a shower cubicle with both rainfall shower head and mixer hose attachment, pedestal handbasin, toilet and heated towel rail.

Bedrooms two and three are both good size single rooms to the rear of the property and the family bathroom completes the internal accommodation, comprising of a bath with

shower screen and mixer hose attachment, toilet and pedestal handbasin.

## Outside

To the front of the property there is a neatly planted garden with lawn and a block paved driveway providing off-road parking for at least three vehicles. There is gated access to the rear garden that features a patio adjacent to the home and benefitting from the southerly aspect. To the rear of the garden there is a useful shed and a child's play area.

## Situation

Maigold Avenue is situated on the popular Chesterwell Development on the North side of the City of Colchester. Within walking distance there is a small supermarket and doctors surgery, a pre-school nursery, and the Mile End Sports Centre. The local Myland primary school was rated as 'Good' in the latest Ofsted report and there is also secondary school within the Chesterwell development itself.

The city of Colchester itself benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

For the commuter, the A12 is easily accessed as is the mainline railway station providing



inter-city service to London in around 50 minutes.

Close at hand is the attractive Dedham Vale and Stour Valley offering ample opportunities to relax and enjoy the beautiful rolling countryside of North Essex and South Suffolk.

### Agents Notes

An annual service charge of circa £275 per annum applies.

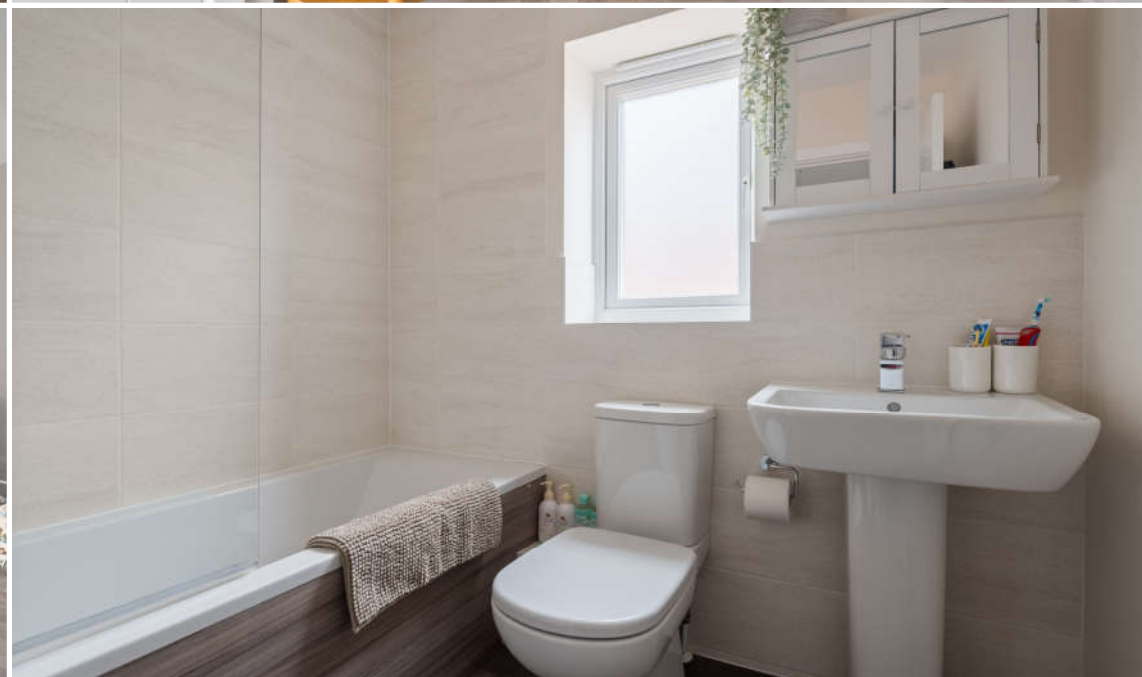
Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



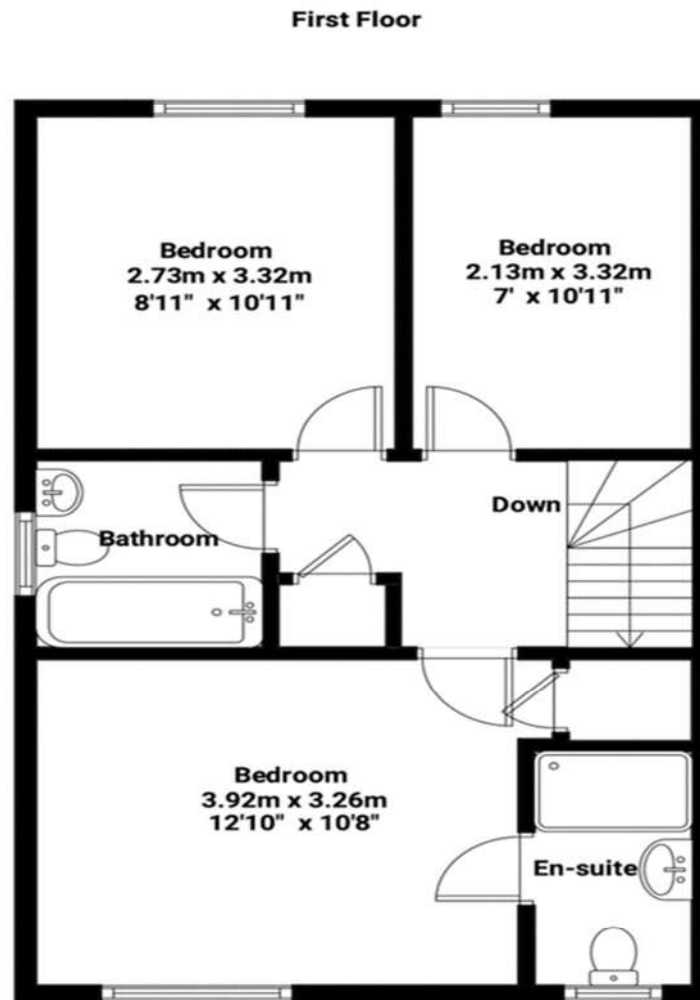
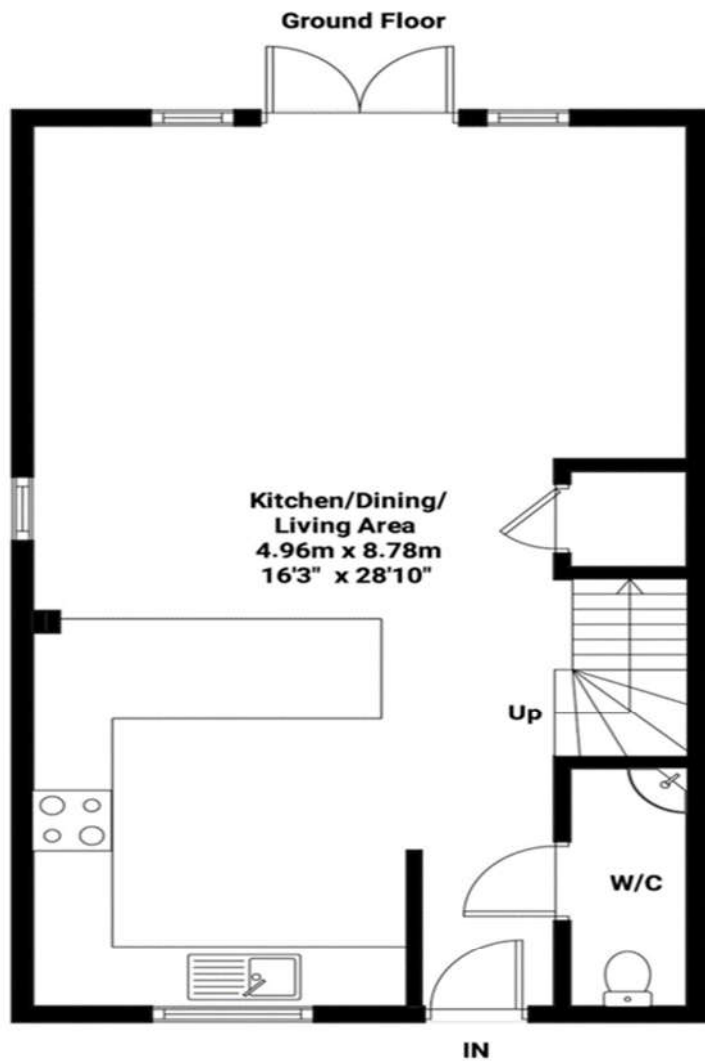


**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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**TOTAL APPROXIMATE FLOOR AREA :**  
**901 sq ft (83.71 sq mt)**

