



£300,000

Guide Price

All Saints Avenue, Colchester

Guide Price: £300,000 - £325,000

Presenting a 3-bedroom semi-detached property nestled in the sought-after area of Prettygate, Colchester. This delightful home offers the perfect blend of traditional charm and modern potential, awaiting a touch of light modernization to unlock its full allure.

Upon entry, you are welcomed into a spacious entrance hall, setting the tone for the inviting ambience throughout. To the right, a lounge awaits, with a bay window that fills the room with natural light, creating an inviting space for relaxation and entertainment.

Continuing through the hallway, you'll find the kitchen, providing the ideal canvas which conveniently connects to the dining room via a doorway, facilitating seamless hosting and socializing.

Adding to the practical layout, an inner hall leads to a convenient W/C and utility room, offering functionality and convenience for daily living.

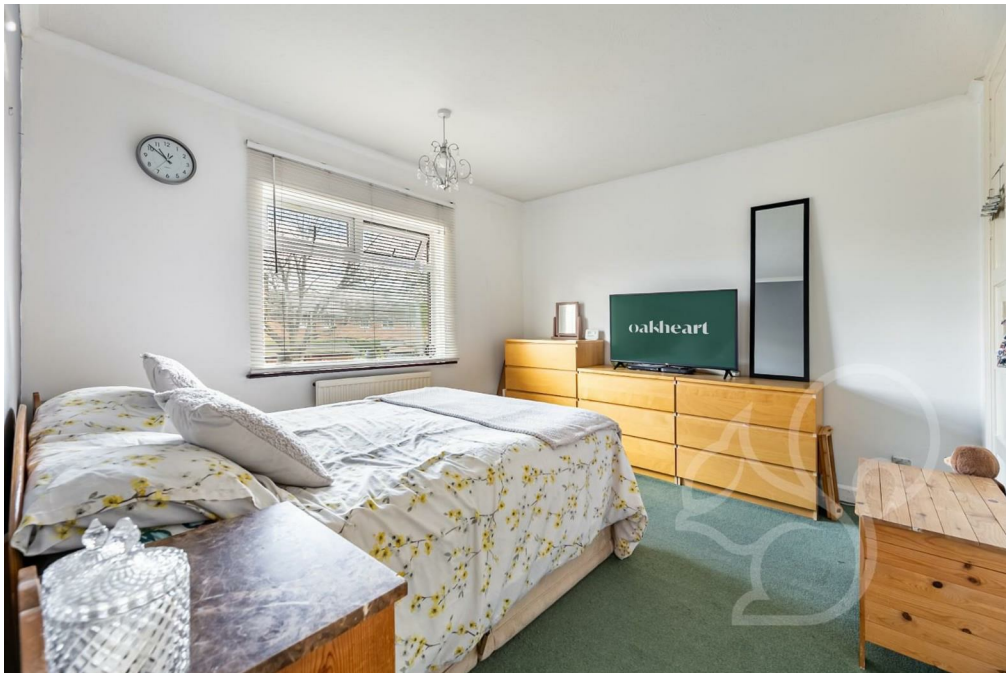
Ascending to the first floor, you'll discover three generously sized bedrooms. The principal bedroom boasts built-in storage, providing ample space and storage. A well-appointed bathroom completes the first-floor layout, offering a serene sanctuary for relaxation and rejuvenation.

Externally, the property features off-road parking, ensuring convenience for residents and visitors alike. The rear garden presents a tranquil retreat, mainly laid to lawn, offering an ideal space for outdoor activities, alfresco dining, and enjoying the fresh air in the privacy of your own home.

Agents Note: EPC is to follow.





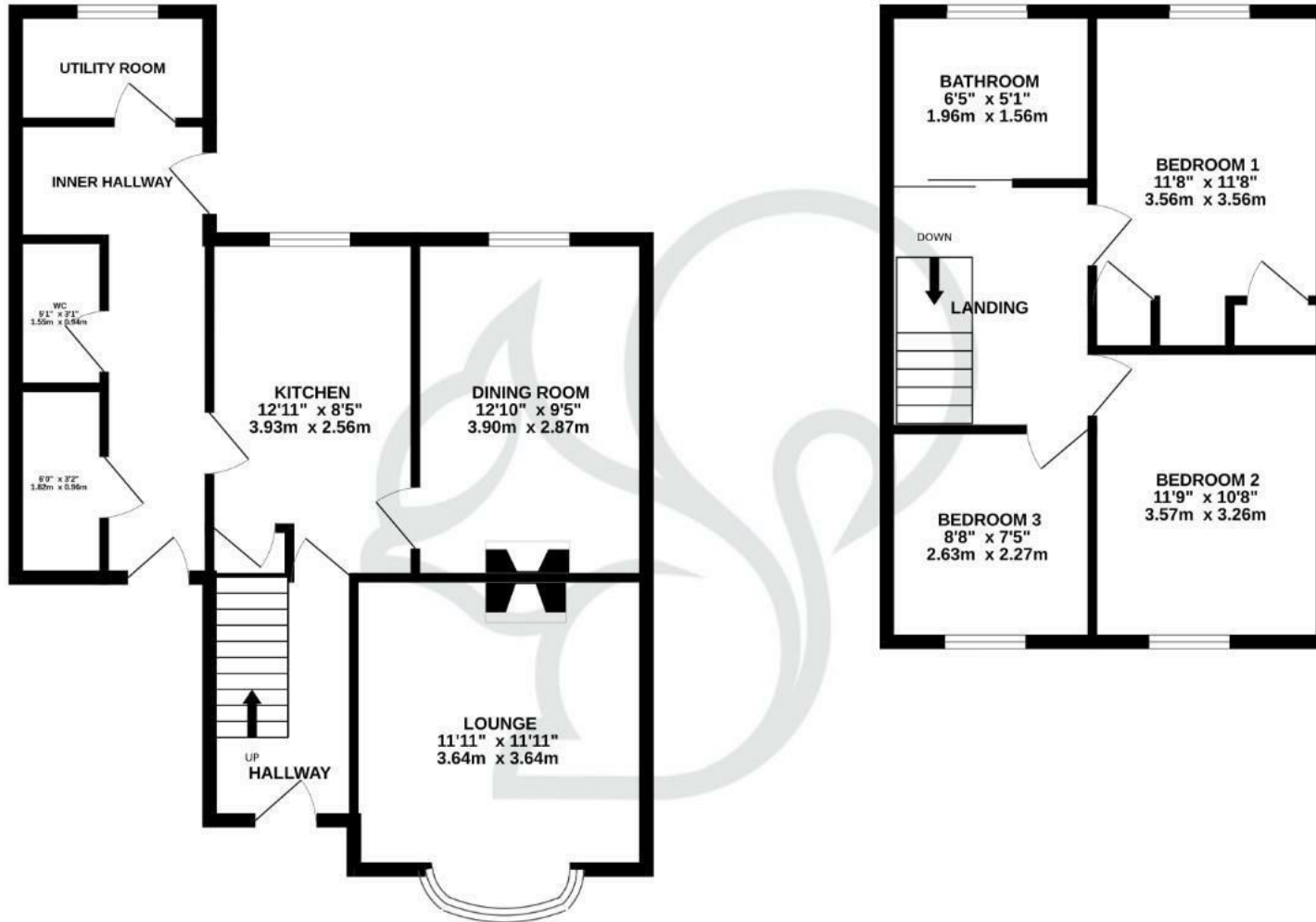






GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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