

oakheart



£325,000

Guide Price
Smythies Avenue, Colchester

Guide Price: £325,000 - £350,000.

A well-presented three-bedroom semi-detached home, perfectly situated on the ever-popular Smythies Avenue. This charming property offers an ideal location within walking distance of local schools, Colchester City Centre, Castle Park, and Colchester North Station, with direct trains to London Liverpool Street.

Upon entering, you're greeted by a welcoming entrance hall that leads into a spacious lounge/diner. This room features a beautiful bay window with shutters, an inviting fireplace, and stunning original floorboards. A handy storage cupboard provides additional space. The ground floor also boasts a modern shower room complete with a large walk-in shower, wash basin, and WC. The kitchen offers plenty of cupboard and worktop space, overlooking the rear garden. A convenient utility room provides access to the garden.

Upstairs, a generous landing leads to the principal bedroom, which features shutters, built-in wardrobes, and additional storage space. A second double bedroom overlooks the rear garden, while the third single bedroom is currently used as an office. There's additional storage above the stairs, as well as loft access.

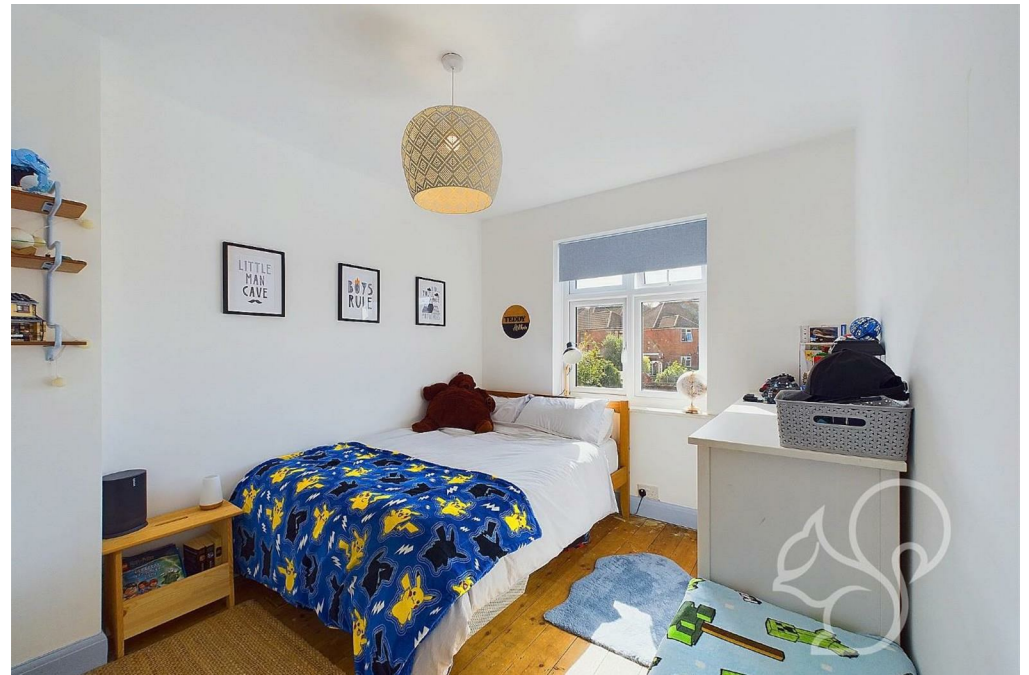
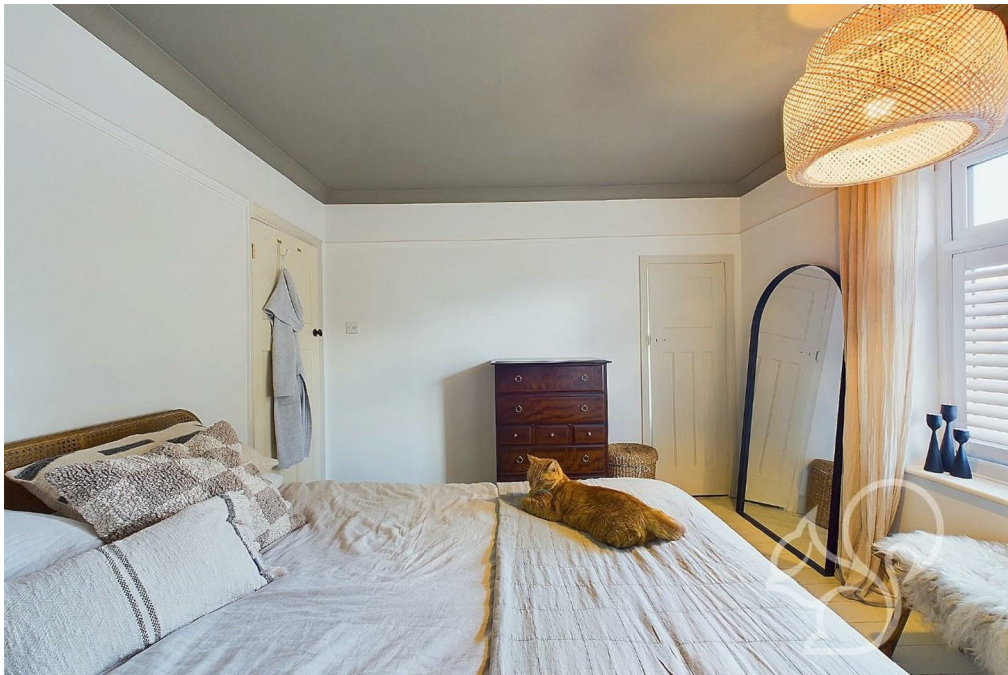
The large rear garden offers a mix of patio area, lawn, and a shed, with extra space at the far end of the garden. The property benefits from side access and a front driveway providing ample off-road parking for two vehicles.



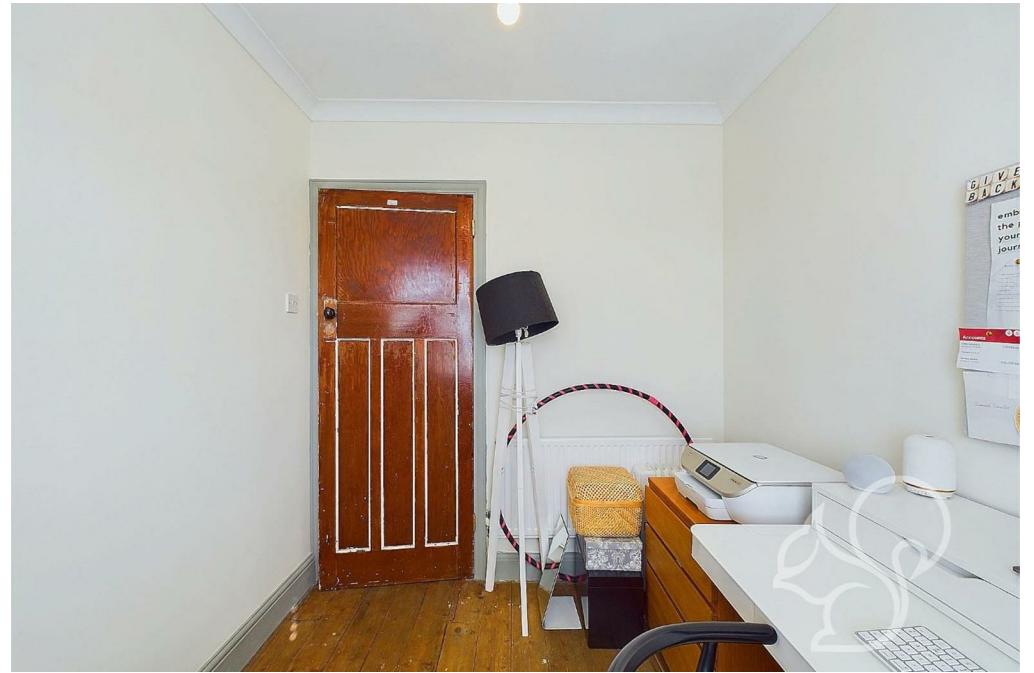
















Ground Floor



Floor 1

Approximate total area⁽¹⁾

68.16 m²
733.67 ft²

Reduced headroom

1.23 m²
13.24 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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