

## For Sale

## £450,000 Freehold



### St. Andrews Avenue Colchester CO4 3AG

This substantial four bedroom detached property lies on a well proportioned plot and offers ample accommodation for any family. Being Sold with NO ONWARD CHAIN this property must be viewed to avoid disappointment.

- Energy Rating: C
- LARGE DRIVEWAY
- DETACHED FAMILY HOME
- POTENTIAL FOR INTERNAL DEVELOPMENT
- NO ONWARD CHAIN

# Property Details

- Entrance Porch 7' 1" x 6' 2" ( 2.16m x 1.88m )
- Cloakroom 4' 1" x 4' ( 1.24m x 1.22m )
- Lounge 21' 1" x 17' 7" max narrowing to 14' 6" ( 6.43m x 5.36m max narrowing to 4.42m )
- Dining Room 8' 9" x 15' ( 2.67m x 4.57m )
- Study 10' 4" x 8' 1" ( 3.15m x 2.46m )
- Walk In Storage Area 9' 9" x 3' 2" ( 2.97m x 0.97m )
- Kitchen 13' 2" x 5' 3" ( 4.01m x 1.60m )
- Utility Room 11' 4" x 5' 3" ( 3.45m x 1.60m )
- Large Landing
- Bedroom 1 22' x 12' 6" ( 6.71m x 3.81m )
- En-Suite 8' 3" x 3' 4" ( 2.51m x 1.02m )
- Bedroom 2 12' 1" x 9' 9" ( 3.68m x 2.97m )
- Bedroom 3 11' 3" x 8' 4" ( 3.43m x 2.54m )
- Bedroom 4 10' 8" x 9' 4" ( 3.25m x 2.84m )
- Bathroom



To view this property please contact Connells on

**T 01206 547 431**  
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3a High Street  
COLCHESTER CO1 1DA

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: CCH308028 - 0010

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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