## For Sale

£300,000 Freehold



Monkwick Avenue Colchester CO2 8NA

\*GUIDE PRICE: £300,000 £325,000\*

Tucked away, this generous family home is in a cul-de-sac location, close by to local amenities and popular schools.

- Energy Rating: D
- VERSATILE FAMILY HOME
- SPACIOUS LOUNGE
- FITTED KITCHEN
- DINING ROOM







## **Property Details**

**Entrance Hall** 

**Kitchen** 5' 10" x 12' 3" ( 1.78m x 3.73m )

**Lounge** 10' 8" x 17' 7" ( 3.25m x 5.36m )

**Dining Room** 11' 4" x 22' (3.45m x 6.71m)

**Bedroom Four** 

Office / Storage Room

**First Floor** 

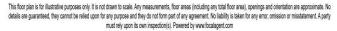
**Bedroom One** 10' 8" x 12' 3" ( 3.25m x 3.73m )

**Bathroom** 

**Bedroom Two** 6' 9" x 9' 11" ( 2.06m x 3.02m )

**Bedroom Three** 6' 10" x 9' 11" ( 2.08m x 3.02m )









To view this property please contact Connells on

T 01206 547 431 E colchester@connells.co.uk

3a High Street COLCHESTER CO1 1DA

Property Ref: CCH308236 - 0002 Tenure:Freehold EPC Rating: D

Council Tax Band: B

<sup>1.</sup> 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.