

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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