



Monkwick Avenue, Colchester, CO2 8NJ

welcome to

Monkwick Avenue, Colchester

This end of terrace house is offered with NO ONWARD CHAIN and is situated on the south side of Colchester, offering good access to local amenities and schooling. Providing an excellent opportunity for modernisation and improvement, this property could be an ideal family home.



Offered with no ongoing chain, early viewing is advised of this end of terrace house situated off Berechurch Hall Road in Monkwick Avenue.

Ground floor accommodation comprises entrance hall, lounge, separate dining room and kitchen. The first floor offers three bedrooms and a family bathroom.

Externally there is an enclosed rear garden, as well as driveway parking and double length garage.

Entrance Door To:

Entrance Porch

Carpet, windows to front and sides, door to:

Entrance Hall

Stairs to first floor, radiator, carpet, window to side, doors to:

Lounge

15' 10" x 9' 9" max (4.83m x 2.97m max)

Upvc double glazed window to front, radiator, carpet, door to:

Dining Room

10' 4" x 8' 9" (3.15m x 2.67m)

Upvc double glazed window to rear, carpet, radiator, door to:

Kitchen

11' 10" max x 10' 4" max (3.61m max x 3.15m max)

Range of base and eye level units, wooden work surfaces, inset stainless steel sink and drainer unit with mixer tap, free standing cooker with extractor over, space for appliances, storage cupboard, radiator, lino flooring, tiled walls, window and door to rear.

Rear Lobby

With windows to side and rear and door to garden.

First Floor Accommodation

Landing

Radiator, loft access, window to side, doors to:

Bedroom One

13' 2" to front of wardrobes x 8' 9" max to wall (4.01m to front of wardrobes x 2.67m max to wall)

Carpet, window to rear, built-in wardrobes, built-in storage cupboard with boiler.

Bedroom Two

11' 9" max to wardrobe x 9' 10" max (3.58m max to wardrobe x 3.00m max)

Window to front, built-in wardrobes, carpet.

Bedroom Three

8' 5" to wardrobes x 6' 9" (2.57m to wardrobes x 2.06m)

Window to front, carpet, built-in wardrobes.

Bathroom

Panel enclosed bath, low level w.c., wash hand basin, radiator, carpet, part tiled walls, window to side.

Outside

To the front of the property there is a driveway providing ample off road parking and giving access to double length Garage. There is a lawned front garden with inset shrubs and flowers, enclosed by low level brick wall.

The rear garden commences with patio area, the remainder being laid to lawn with mature borders, all enclosed by panel fencing and brick wall.



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welcome to

Monkwick Avenue, Colchester

- NO ONWARD CHAIN
- End Of Terrace Family Home
- Two Reception Rooms
- Three Bedrooms
- Off Road Parking & Double Length Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£270,000



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



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Property Ref:
CCS119848 - 0004

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