



**Burns Avenue, Colchester, CO3 4JE**



**welcome to**

**Burns Avenue, Colchester**

This three/four bedroom detached chalet style property is situated in the ever popular Poets Corner area of Lexden. The property is offered with NO ONWARD CHAIN and offers an excellent refurbishment opportunity.



**Situated on the west side of Colchester in the popular Lexden area, this detached home requires refurbishment and is offered with no ongoing chain. Accommodation comprises entrance hall, kitchen, living room with doors onto the garden, separate dining room/fourth bedroom, third bedroom, shower room and separate w.c. The first floor offers two generous double bedrooms.**

#### **Upvc Entrance Door To:**

##### **Entrance Hall**

Radiator, built-in cupboard, doors to:

##### **Kitchen**

10' max x 9' max ( 3.05m max x 2.74m max )

Upvc double glazed window to front, upvc double glazed door to side, range of base and eye level units, work surfaces, inset sink and drainer, plumbing for washing machine, laminate flooring, built-in cupboard, space for appliances.

##### **Bedroom Three**

11' x 9' 1" ( 3.35m x 2.77m )

Upvc double glazed window to front, radiator, carpet.

##### **Lounge**

15' 1" x 11' + stair recess ( 4.60m x 3.35m + stair recess )

Radiator, carpet, wooden double glazed doors to rear garden, wooden single glazed window to side, electric fire, step up to stairs to first floor.

##### **Dining Room**

10' 11" x 10' max into recess ( 3.33m x 3.05m max into recess )

Wooden single glazed window to rear, radiator, built-in cupboard.

##### **Shower Room**

Wood framed single glazed window to side, shower cubicle, wash hand basin, heated towel rail.

##### **W.C.**

Radiator, laminate flooring, wood framed single glazed window to side, low level w.c.

#### **First Floor Accommodation**

##### **Landing**

Wooden flooring, doors to:

##### **Bedroom One**

13' x 9' 1" ( 3.96m x 2.77m )

Upvc double glazed window to rear, laminate flooring, radiator, cupboard, door to loft space, sloping ceiling.

##### **Bedroom Two**

13' x 9' 1" ( 3.96m x 2.77m )

Upvc double glazed window to rear, radiator, laminate flooring, built-in cupboard, loft access, sloping ceiling.

##### **Outside**

There are lawned gardens to the front with pathway to entrance door. Side access gates to rear.

There is a generous mature rear garden which is mainly laid to lawn all enclosed by panel fencing.

There is a GARAGE with parking in front.



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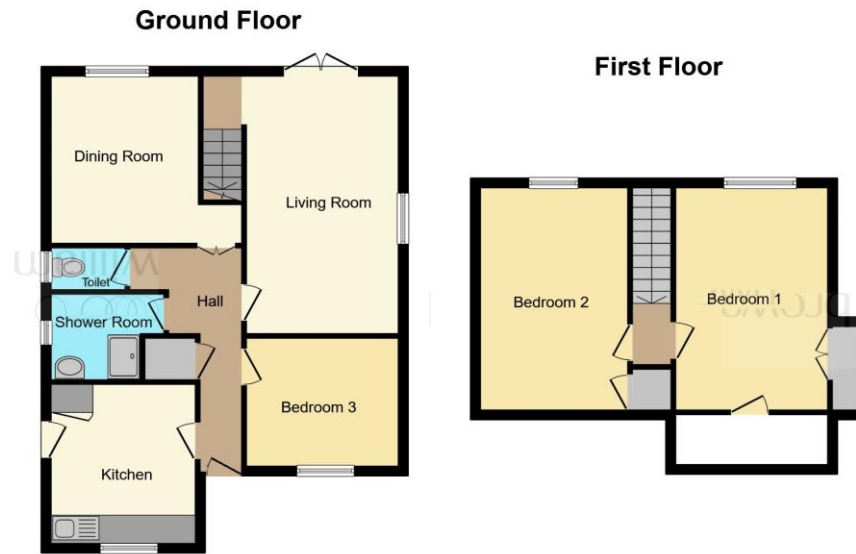


welcome to

## Burns Avenue, Colchester

- NO ONWARD CHAIN
- Detached Family Home In LEXDEN
- One/Two Reception Rooms
- Three/Four Bedrooms
- Generous Rear Garden
- Parking & Garage
- Renovation Required

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D



**£350,000**

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.localagent.com



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Property Ref:  
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