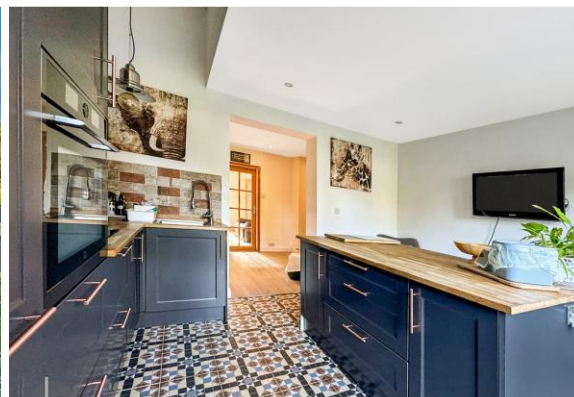




3 bedroom End Terraced House located in Colchester.

Guide Price
£300,000

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JOHN ALEXANDER
ESTATE AGENTS

304 Cowdray
Avenue
Colchester
CO1 1YA



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EPC

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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £300,000 - £335,000 NO ONWARD CHAIN

We are pleased to offer this extended three bedroom family home, close to the city centre. Offering nearby access to the A12, train station, leisure centre, supermarkets, Colchester Castle Park and the city centre. Internally there are three bedrooms, two reception rooms, a recently fitted kitchen and externally a long garden and off-road parking.

GROUND FLOOR

LIVING ROOM

12' 4" x 12' 4" (3.76m x 3.76m)

Bay window to front aspect, storage cupboard housing the boiler and glass door to dining room

DINING ROOM

15' 0" x 7' 6" (4.57m x 2.29m)

Opening to kitchen, large storage cupboard and plumbing for the washing machine

KITCHEN

12' 11" x 10' 7" (3.94m x 3.23m)

Bi-Fold door to rear garden. Recently refitted with island and fitted wall and base units, electric hob, mid-height electric oven and space for a fridge freezer

FIRST FLOOR

BEDROOM ONE

15' 0" x 9' 6" (4.57m x 2.9m)

Window to front aspect

BEDROOM TWO

10' 6" x 8' 0" (3.2m x 2.44m)

Window to rear aspect

BEDROOM THREE

10' 11" x 7' 8" (3.33m x 2.34m)

Window to rear aspect

BATHROOM

7' 11" x 3' 9" (2.41m x 1.14m)

Bath with shower over, wash basin and WC

OUTSIDE

To the front there is a driveway to accommodate multiple vehicles and a side access gate to the rear garden. The East facing rear garden is approximately 150ft long, mainly laid to grass with patio and decked areas and a storage shed to the rear

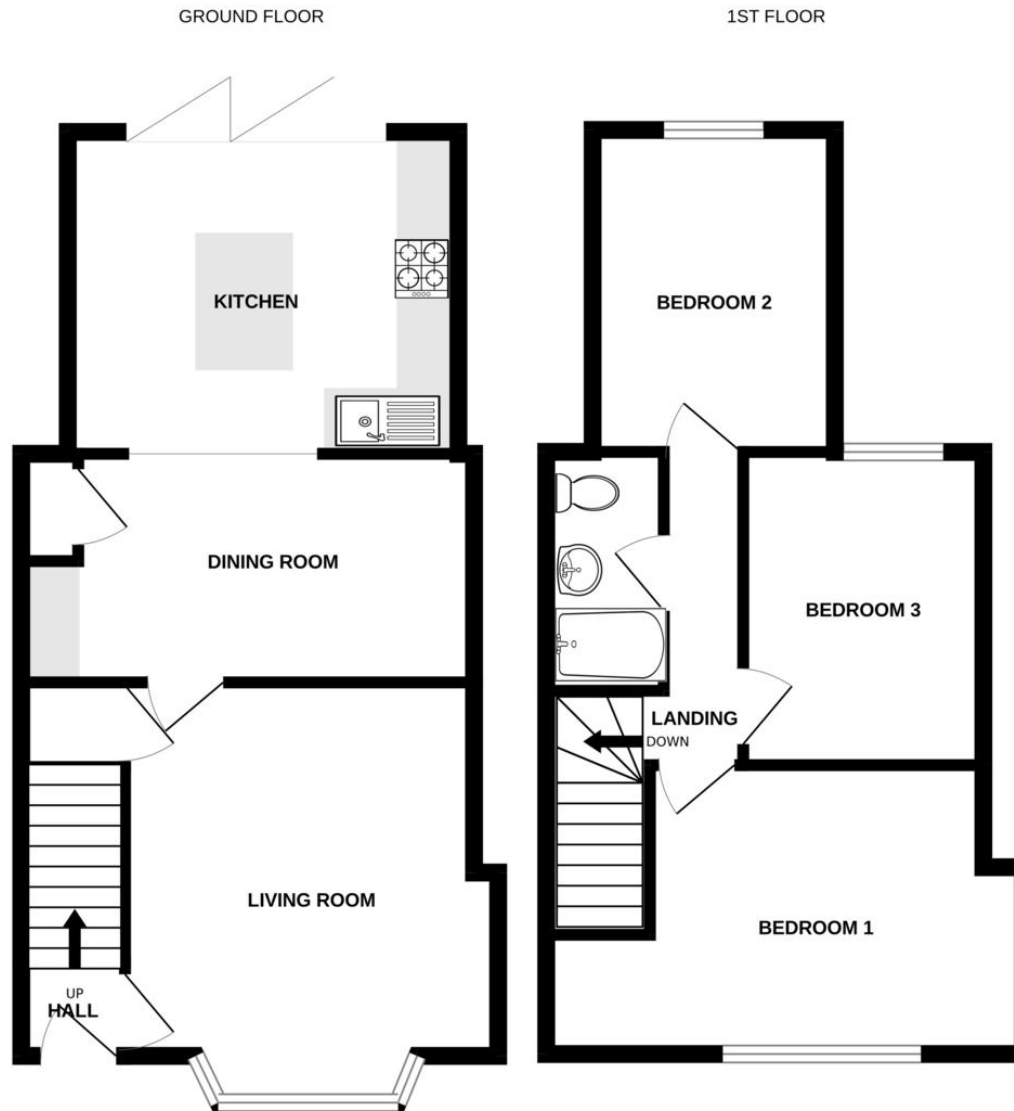




304 Cowdray Avenue, Colchester, CO1 1YA



FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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