



3 bedroom Detached House located in Colchester.

Guide Price
£400,000

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49 Ambrose Avenue Colchester CO3 4LJ



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FULL DESCRIPTION

THE HOME

GUIDE PRICE £400,000 TO £435,000

Welcome to Ambrose Avenue, an inviting family home that offers both space and potential. The ground floor features a spacious living room which extends to a sunlit conservatory via a sliding glass door, providing the ideal space for relaxation and garden views. The kitchen offers ample cabinetry, leading to a practical utility room and a convenient cloakroom, enhancing everyday functionality. The cosy dining room is perfect for hosting family gatherings and dinners.

Upstairs, the property features two spacious bedrooms, offering ample room for relaxation. A versatile study/third bedroom is also available, perfect for use as a home office, or creative space, catering to the diverse needs of a modern family. Additionally, a family bathroom equipped with a bath, wash basin, and low-level WC completes the upper level.

While the home exudes warmth and charm, it is in need of modernisation throughout, presenting a fantastic opportunity for those looking to add their personal touch and value.

OUTSIDE SPACE

The garden is a charming outdoor space, perfect for relaxation and gardening. It features a spacious lawn and a paved patio for alfresco dining. The greenhouse offers year-round gardening opportunities, while the shed provides ample storage for tools.

DINING ROOM

13' 4" x 14' 4" (4.06m x 4.37m)

LIVING ROOM

12' 10" x 10' 11" (3.91m x 3.33m)

CONSERVATORY

10' 10" x 9' 7" (3.3m x 2.92m)

KITCHEN

9' 5" x 9' 5" (2.87m x 2.87m)

WC

7' 1" x 2' 11" (2.16m x 0.89m)

UTILITY ROOM

8' 1" x 7' 1" (2.46m x 2.16m)

BEDROOM 1

12' 0" x 12' 11" (3.66m x 3.94m)

BEDROOM 2

12' 0" x 12' 9" (3.66m x 3.89m)

BEDROOM 3

8' 11" x 8' 6" (2.72m x 2.59m)

BATHROOM

8' 6." x 5' 4" (2.59m x 1.63m)

LOCATION

Ambrose Avenue is situated in the City of Colchester, known for its rich history and vibrant community. The property enjoys proximity to a variety of local amenities including shops, schools, and parks.

The neighbourhood boasts excellent transport links,

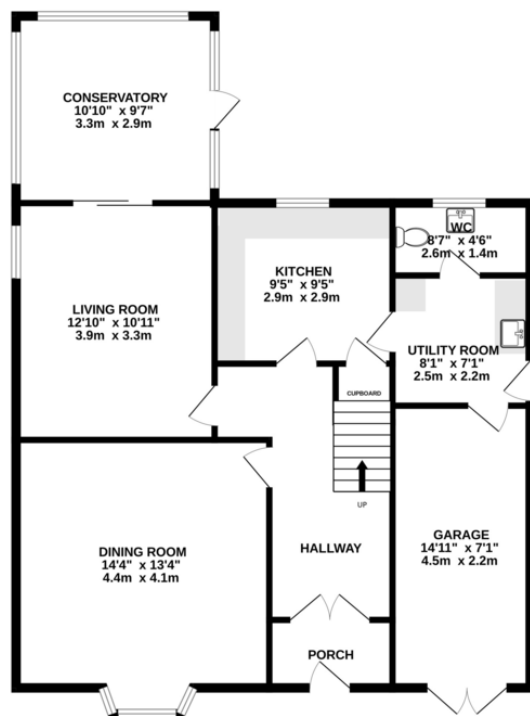


providing easy access to Colchester's City centre, as well as efficient routes to London and surrounding areas. With a blend of historical charm and modern convenience, this location offers a welcoming and dynamic environment.

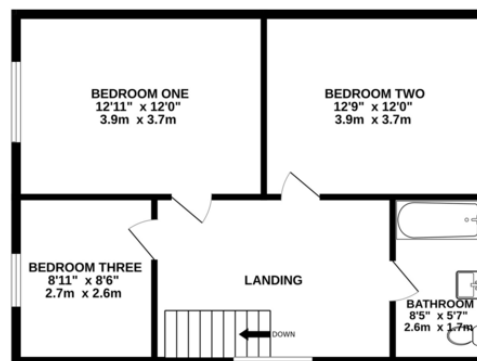


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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