

oakheart



£280,000

Guide Price

Monkwick Avenue, Colchester

Guide Price: £280,000 - £290,000

Situated on Monkwick Avenue in the CO2 area of Colchester, this well-presented three-bedroom mid-terraced home is offered with no onwads chain and provides spacious and practical accommodation throughout, making it an ideal purchase for families, first-time buyers or investors alike. Conveniently located close to local amenities, schooling and transport links, the property provides comfortable living in a well-connected

residential area.

Stepping inside, the property welcomes you via an entrance hallway with stairs rising to the first floor. The bright and spacious living room offers an excellent setting for both relaxing and entertaining, while to the rear, the generously sized kitchen provides ample storage and worktop space, with direct access to the garden.

To the first floor, the landing leads to three bedrooms, two being double in size and a further single, alongside a family bathroom fitted with a modern suite.

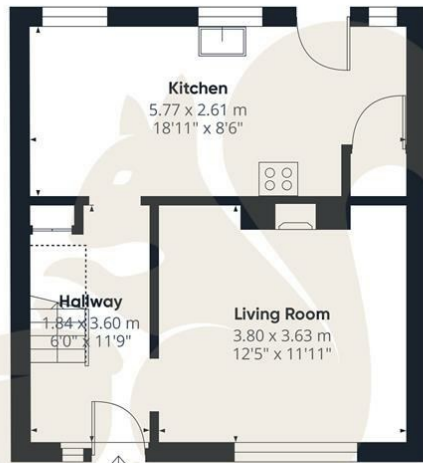
Externally, the property benefits from a rear garden which is mainly laid to lawn, offering plenty of space for outdoor enjoyment, family activities or entertaining. To the front, the home features a driveway providing off-road parking, in addition to a front garden enhancing the property's kerb appeal.



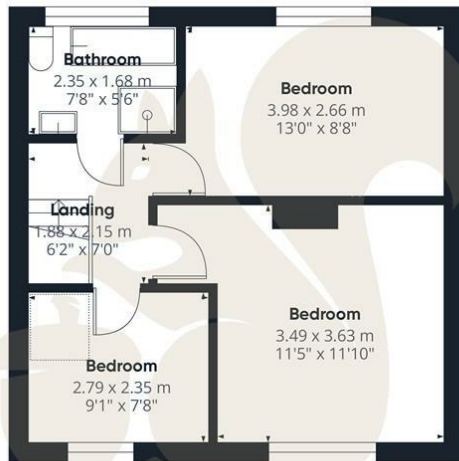








Ground Floor



Floor 1



**oakheart**

**GLA<sup>1)</sup>**  
81.72 m<sup>2</sup>  
879.66 ft<sup>2</sup>

**Total**  
81.72 m<sup>2</sup>  
879.66 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**