



Hawthorn Avenue, Colchester, CO4 3JN

welcome to

Hawthorn Avenue, Colchester

This three bedroom end of terrace house is situated on the east side of Colchester, offering excellent access to local supermarkets, schools, bus routes and the University of Essex. The property could be an ideal family home or investment opportunity.



This spacious home is conveniently situated for access to amenities and transport links.

Ground floor accommodation comprises entrance hall, dual aspect lounge, kitchen and dining area. The first floor offers three bedrooms, shower room and separate w.c.

Externally there are spacious gardens to the front and rear, as well as off road parking.

Entrance Door To:

Entrance Hall

Stairs to first floor, door to:

Living Room

Double glazed windows to front and rear, carpet, feature fireplace, radiator, door to:

Kitchen Area

Range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with extractor hood over, space for appliances, tiled floor, double glazed window and door to rear, opening to:

Dining Area

Laminate wood flooring, double glazed windows to front and side, radiator, two built-in cupboards.

First Floor Accommodation

Landing

With doors to:

Bedroom One

Double glazed window to front, built in wardrobe cupboard, radiator.

Bedroom Two

Double glazed window to front, radiator, built in wardrobe cupboard.

Bedroom Three

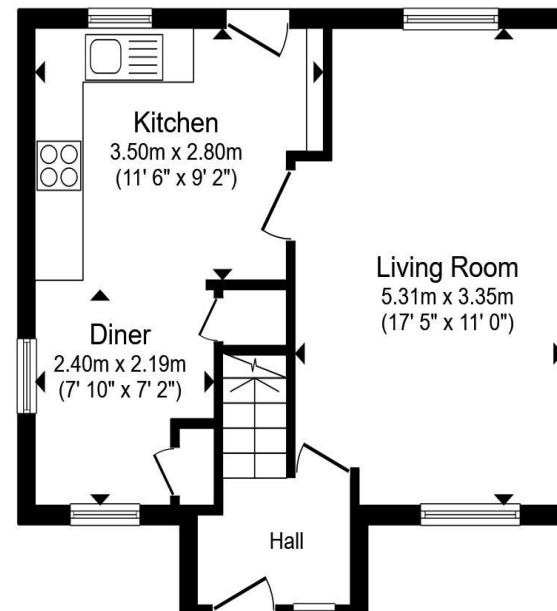
Double glazed window to rear, radiator.

Shower Room

Tiled double shower cubicle, vanity wash hand basin, vanity cupboards, tiled walls, opaque double glazed window to rear. radiator.

Separate W.C.

Low level w.c., radiator, opaque double glazed window to rear.

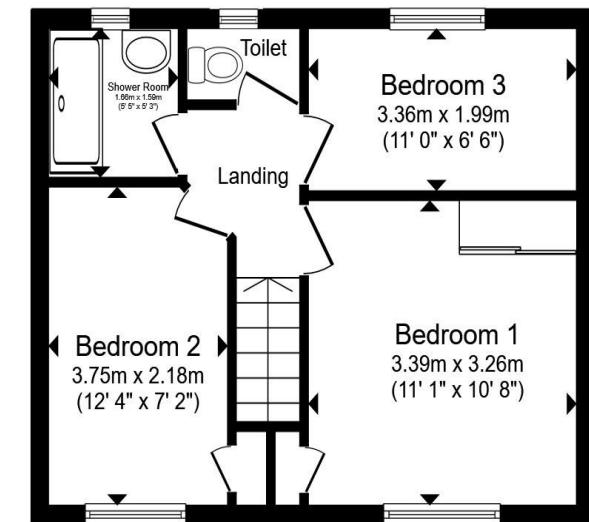


Ground Floor

Outside

To the front of the property there is a garden with fencing and driveway providing off road parking.

There is a generous rear garden which is mainly laid to lawn with seating area, all enclosed by panel fencing.



First Floor



welcome to

Hawthorn Avenue, Colchester

- End Of Terrace House
- Spacious Living Accommodation
- Three Bedrooms
- Shower Room & Separate W.C.
- Generous Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£300,000

directions to this property:

Refer to map



view this property online williamhbrown.co.uk/Property/CCS121278

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CCS121278 - 0003

 william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk