

For Sale

**£395,000** Freehold



## Paxman Avenue Colchester CO2 9DD

A generous family home with three double bedrooms and a self contained annexe, close to amenities and commuter links.

- Energy Rating: C
- WELCOMING ENTRANCE WAY
- FITTED KITCHEN DINER
- SPACIOUS LOUNGE
- THREE DOUBLE BEDROOMS

# Property Details

## Entrance Hall

**Kitchen / Diner** 12' 4" x 17' 5" ( 3.76m x 5.31m )

**Sitting Room** 13' 7" x 17' 11" ( 4.14m x 5.46m )

## First Floor

### Bathroom

**Bedroom Three** 8' 2" x 10' 8" ( 2.49m x 3.25m )

**Bedroom Two** 11' 1" x 13' 4" ( 3.38m x 4.06m )

**Bedroom One** 10' 5" x 14' 4" ( 3.17m x 4.37m )

## Annexe / Outbuilding

### Bathroom

**Kitchen / Sitting Area** 13' 9" x 22' 8" ( 4.19m x 6.91m )

**Bedroom** 8' 6" x 13' 7" ( 2.59m x 4.14m )

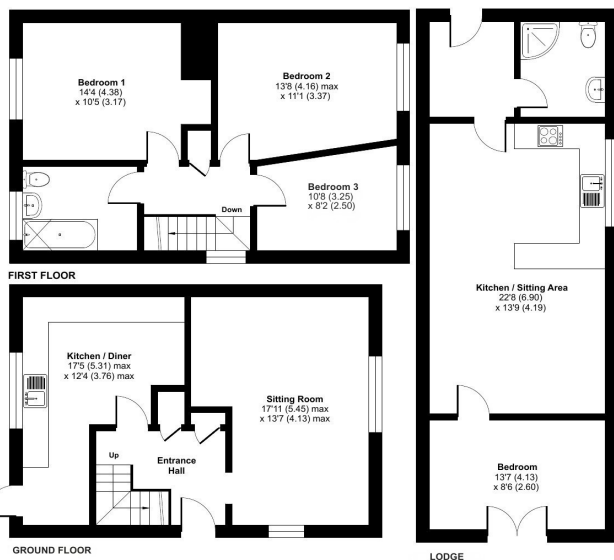
## Paxman Avenue, Colchester, CO2

Approximate Area = 976 sq ft / 90.6 sq m

Outbuilding = 530 sq ft / 49.2 sq m

Total = 1506 sq ft / 139.8 sq m

For identification only - Not to scale



To view this property please contact Connells on

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Property Ref: CCH308920 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2026. Produced for Fypp Homes Limited. REF: 1452671

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