



**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.

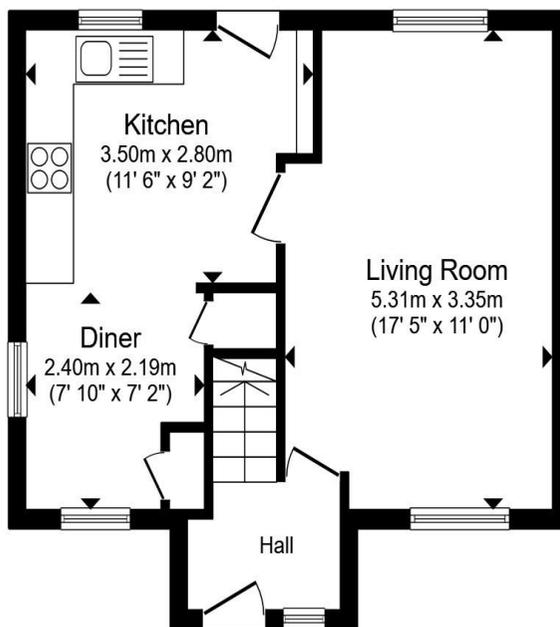
### Separate W.C.

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

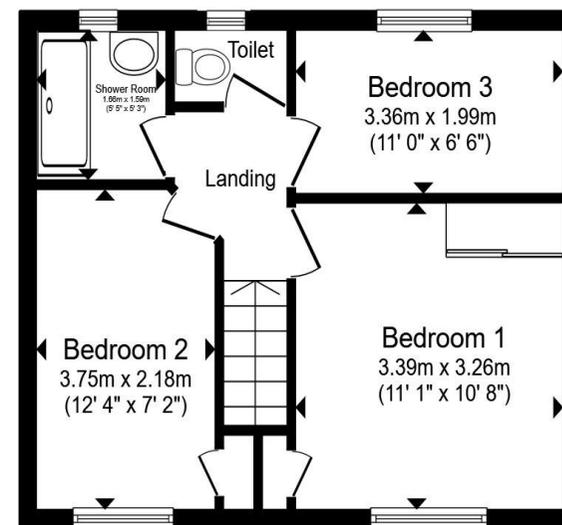
### Outside

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.



**Ground Floor**



**First Floor**

Total floor area 72.0 m<sup>2</sup> (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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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

**£275,000**

### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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