

oakheart



£270,000

Guide Price

Monkwick Avenue, Colchester

Situated in a popular residential location to the south of Colchester, this spacious three bedroom semi-detached home on Monkwick Avenue is offered to the market with no onward chain, making it an ideal purchase for families, first-time buyers or investors alike. The property enjoys convenient access to well-regarded primary and secondary schools, a range of local amenities, and excellent transport links including easy access to the city centre and nearby mainline station.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the main living areas. The kitchen is well-appointed and boasts an abundance of worktop and cupboard space, offering practicality for

everyday living. To the rear of the home, the generous living and dining area provides a bright and versatile space for relaxing and entertaining, with a door leading directly out to the rear garden.

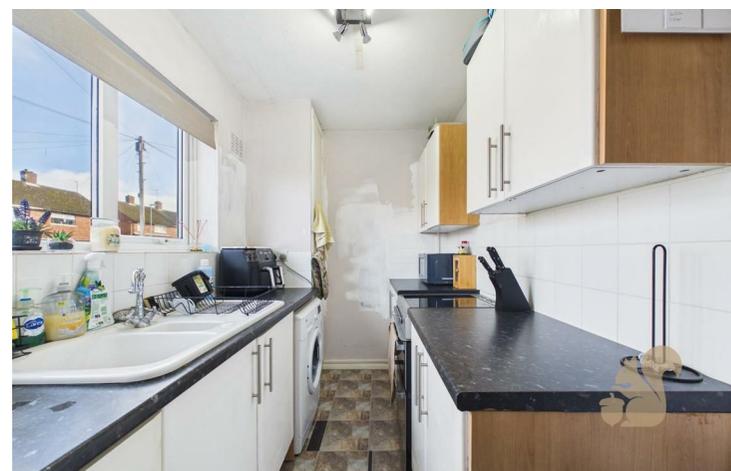
Additionally, off the hallway is a useful utility room, offering further storage and appliance space, with its own door providing access to the garden — ideal for busy family life.

The first-floor landing provides loft access and leads to three well-proportioned bedrooms. The principal bedroom benefits from built-in storage options, while the remaining two bedrooms offer flexible accommodation

suitable for children, guests or a home office. A family bathroom completes the first-floor accommodation.

Externally, the property features a good-sized enclosed rear garden, commencing with a patio area perfect for outdoor dining, with the remainder laid mainly to lawn and complemented by a garden shed. Side access adds further convenience.

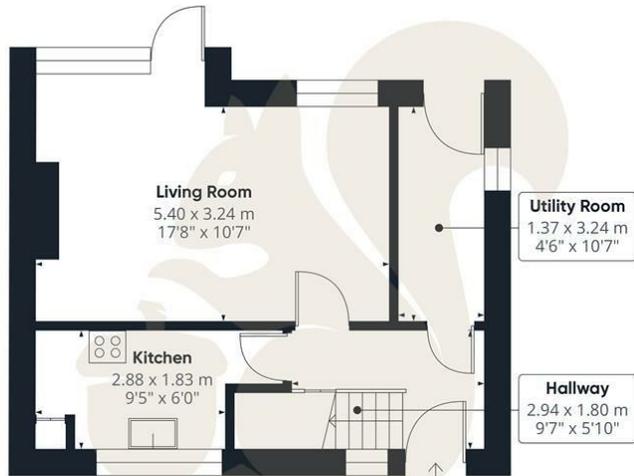
To the front, a driveway provides ample off-road parking for multiple vehicles.











Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>  
66.3 m<sup>2</sup>  
714 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Colchester

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>		
(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

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