

oakheart



£325,000

Guide Price

All Saints Avenue, Colchester

GUIDE PRICE: £325,000 - £350,000.

Situated on All Saints Avenue in the highly sought-after Prettygate area of Colchester, this spacious and well-presented three bedroom semi-detached home offers versatile living accommodation, a generous South West facing garden, and excellent access to local schools, amenities, and transport links.

The ground floor begins with a welcoming entrance hall featuring useful understairs storage. To the front of the property is a bright and spacious bay-fronted living room, creating the perfect space for relaxing and entertaining. The kitchen offers an abundance of cupboard and worktop space, along with a

large built-in storage cupboard for added practicality. Adjoining the kitchen is a separate dining room/additional reception room complete with a gas fireplace, offering flexible family living space.

Leading from the kitchen is a useful outhouse area incorporating a WC, boiler cupboard, additional storage cupboard, and a substantial storage/workshop space. This area also benefits from access to both the front driveway and the rear garden.

To the first floor, the landing provides loft access and leads to three well-proportioned bedrooms. The principal bedroom benefits from two sets of

built-in storage cupboards, whilst the second bedroom is a further comfortable double room. The third bedroom is a single room with built-in storage above the stairs. Completing the accommodation is the family bathroom comprising a bath with shower over, WC, and wash basin.

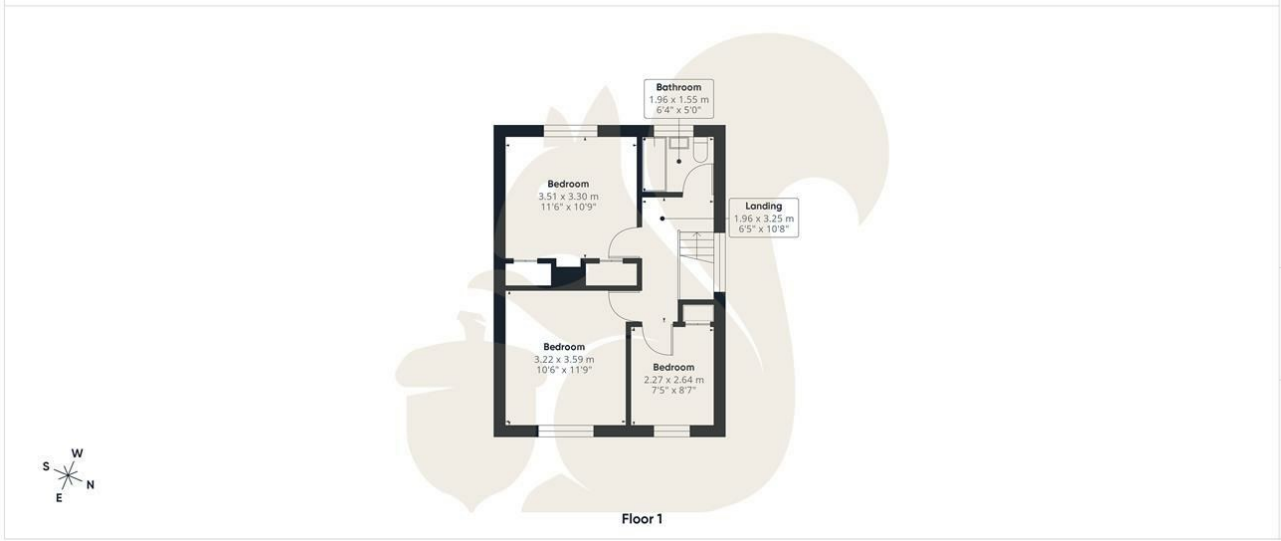
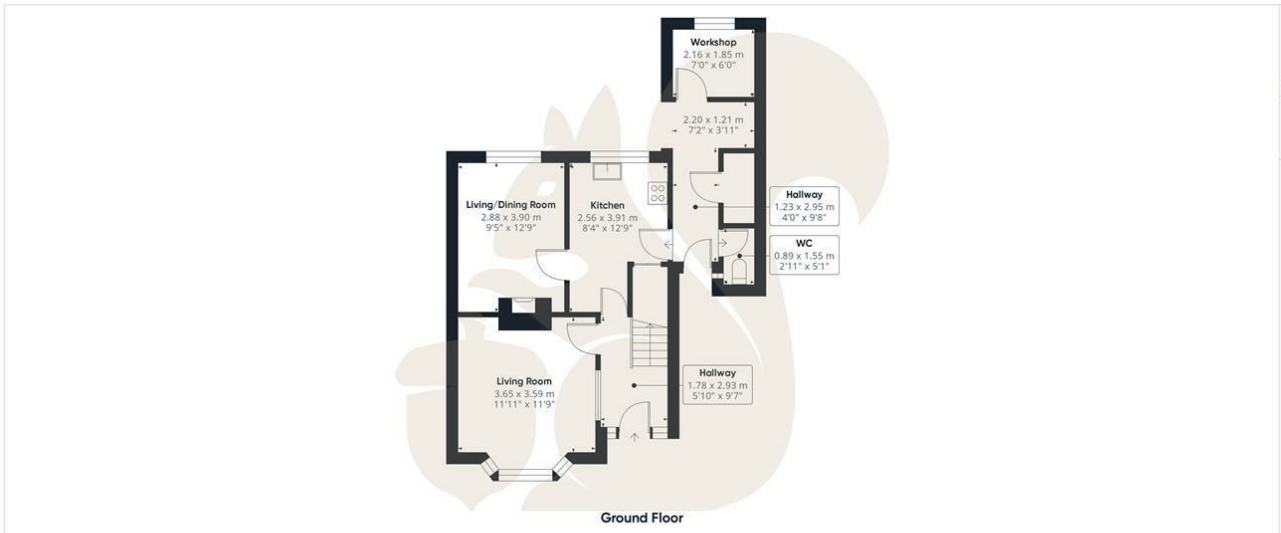
Externally, the property enjoys a good size enclosed South West facing rear garden, predominantly laid to lawn with patio seating area, surrounding flowerbeds, a mature tree to the rear, and a garden shed. To the front, a private driveway provides ample off-road parking.











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**GLA<sup>TM</sup>**  
104.85 m<sup>2</sup>  
1128.61 ft<sup>2</sup>

**Total**  
104.85 m<sup>2</sup>  
1128.61 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 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:  
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</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.