



**Monkwick Avenue, COLCHESTER, CO2 8NA**

**welcome to**

**Monkwick Avenue, COLCHESTER**

This spacious family home is situated on the south side of Colchester, offering excellent access to local shops, amenities and schools. The property could be perfect for the growing family with spacious and flexible accommodation, as well as generous rear garden and parking.



**Early viewing is advised of this spacious semi detached house situated in a cul-de-sac position.**

**The property benefits from two generous reception rooms, modern kitchen and bathroom, ground floor bedroom/snug and three first floor bedrooms.**

**Externally there are front and rear gardens, as well as parking.**

**Entrance Door To:**

### Entrance Hall

Stairs to first floor, doors to:

### Kitchen

Modern range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, part tiled walls, integrated oven and hob with extractor over, space for appliances, ceiling spotlights, tiled floor, double glazed window to front.

### Lounge

Feature fireplace with log burner, carpet, radiator, double glazed doors to:

### Dining / Sun Room

Double glazed window and doors to rear, door to side, laminate wood effect flooring, door to storage/utility area, door to:

### Snug / Bedroom

Two double glazed window to rear, door to rear, radiator.

### First Floor Accommodation

### Landing

With doors to:

### Bedroom One

Double glazed window to rear, built-in wardrobes to one wall with mirror doors, radiator.

### Bedroom Two

Double glazed window to front, radiator, carpet.

### Bedroom Three

Double glazed window to rear, radiator, carpet.

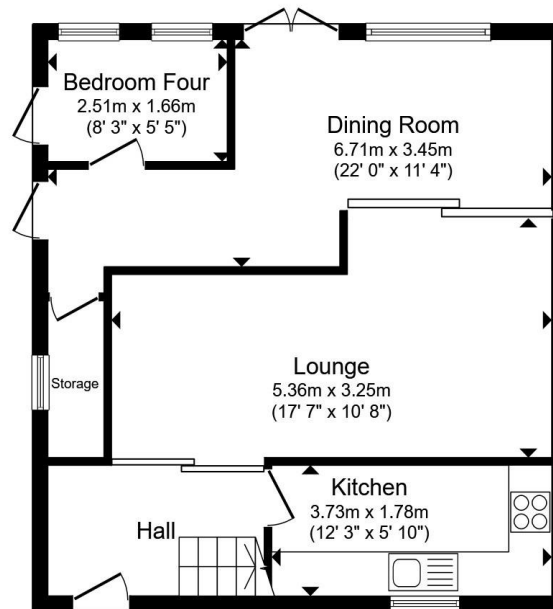
### Bathroom

Modern white suite comprising P-shaped bath with shower over, wash hand basin with cupboard below and low level w.c., tiled walls and floor, radiator double glazed window to front.

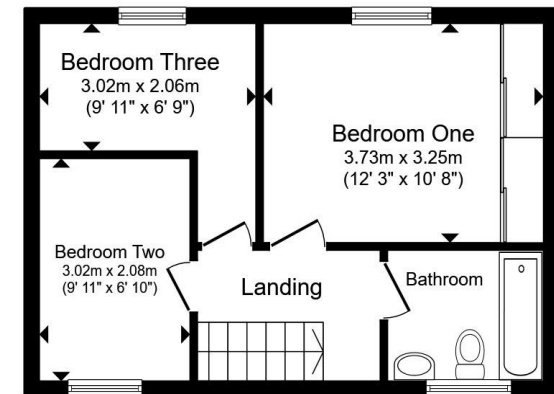
### Outside

There is an enclosed low maintenance front garden. There is parking available.

The rear garden commences with patio, the remainder being mainly laid to lawn with decked area to rear with outbuildings.



**Ground Floor**



**First Floor**

Total floor area 87.3 m<sup>2</sup> (939 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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## Monkwick Avenue, COLCHESTER

- Semi Detached Family Home
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Three/Four Bedrooms
- Front & Rear Gardens
- Parking Available

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £290,000



### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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