



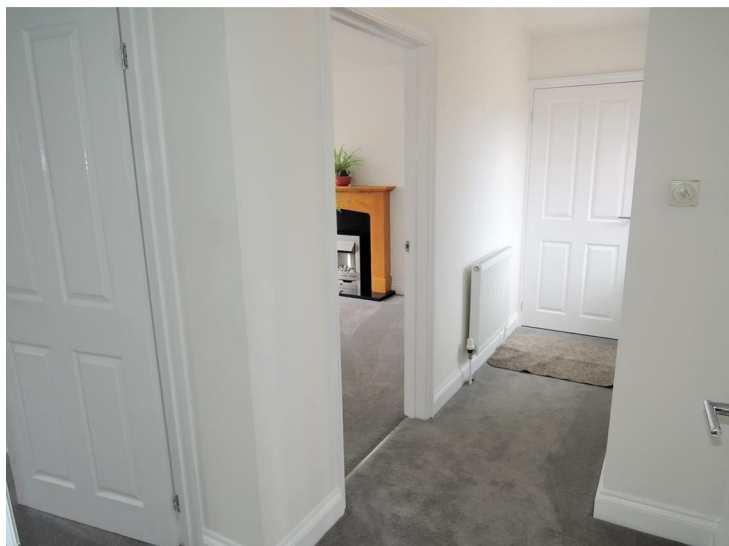
Chestnut Avenue, Colchester, CO2 0AL

Guide price £225,000

GUIDE PRICE £225,000-£240,000 and offered for sale with NO ONWARD CHAIN, the rare opportunity has arisen to purchase this beautifully presented one bedroom detached bungalow. Having recently been re-decorated throughout and new carpets fitted, the property would be ideal for anyone looking for a move in ready home. To the front of the property there is block paved parking to accommodate one vehicle and a nicely enclosed low maintenance rear garden. Blackheath is located to the South of Colchester City Centre and offers local amenities as well as frequent bus services into the city centre.

Double Glazed Entrance Door to:

Reception Hall:



With built in cloaks cupboard, radiator, access to loft space, door to:

Lounge:

11'9" x 12'3" (3.59 x 3.74)



Double glazed French doors leading onto rear garden, fire with wooden surround and granite hearth, radiator.

Kitchen:

10'7" x 8'0" (3.23 x 2.44)



Comprising worksurfaces with cupboards and drawers under and matching eye level units, inset four ring gas hob with electric oven beneath and extractor over, inset one and a half bowl stainless steel sink unit with mixer tap, plumbing for

washing machine, radiator, integrated wall mounted gas fired Main30HE combination boiler. double glazed window to front, inset downlighters.

Bedroom:

11'3" x 8'6" (3.43 x 2.60)



Double glazed window to rear, radiator.

Wet Room:

5'2" x 4'11" (1.58 x 1.50)



With walk in shower and Yriton T80 shower over, low level flush W.C. tiling to walls, heated chrome ladder style towel rail, extractor fan, inset spotlights, double glazed window to side.

Rear Garden:

30'11" x 15'3" (9.44 x 4.67)



A low maintenance rear garden being paved, with high level wooden fence panel surround, raised decking area, shed to remain and gated access to the front.

Front Garden:

To the front of the property there is an outside tap, block paved garden enclosed by picket fencing, block paved off road parking for one car.

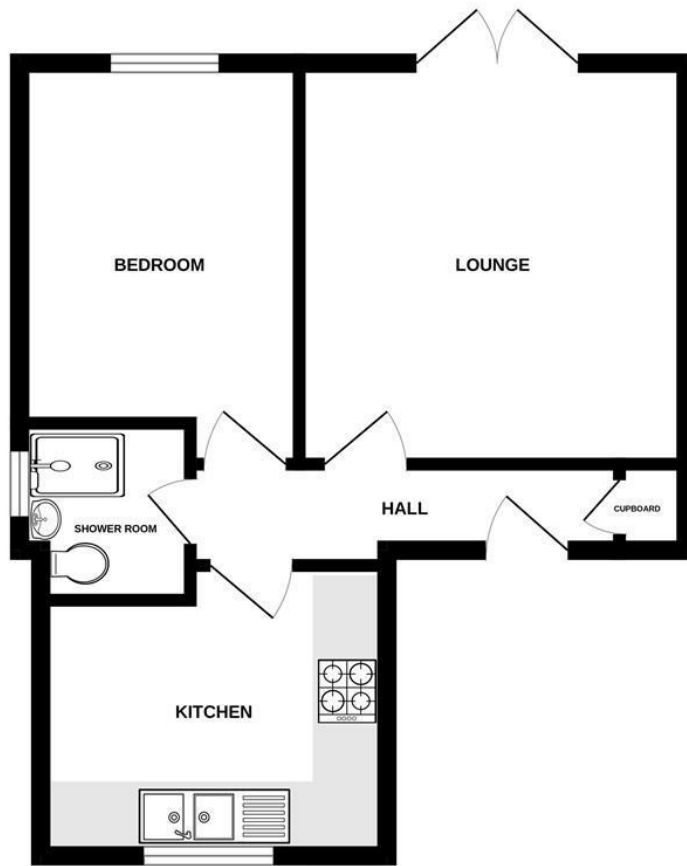
Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

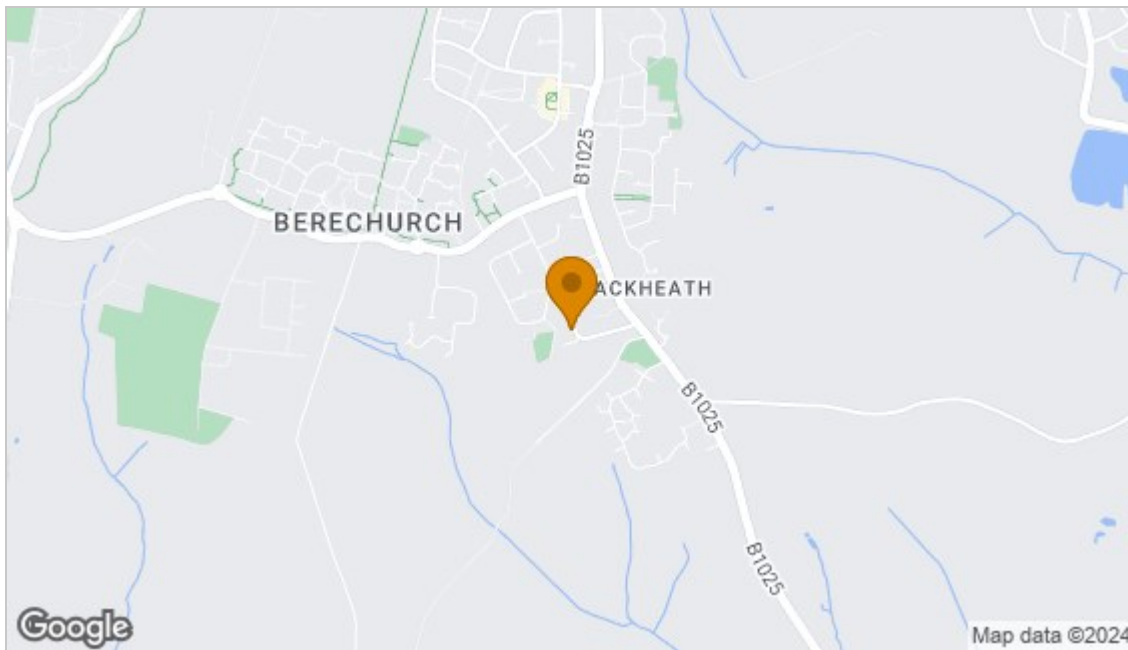
Council Tax Band 'B'

We are advised by the sellers that the property sale is subject to the granting of probate which has been applied for.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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