Fenn Wright

THE HOME OF PROPERTY



1 Weggs Willow, St. Andrews Avenue, Colchester, Essex, CO4 3AL

Guide Price: £325,000 - £350,000 Subject to Contract - Freehold

Offered for sale, with no onward chain, a rare opportunity to acquire a spacious four bedroom detached bungalow close to Colchester mainline railway station and the city centre.

- Four bedroom detached bungalow
- No onward chain
- Spacious accommodation
- Close to city centre
- Garage and parking
- Viewing recommended

colchester@fennwright.co.uk **01206 763388**











Entrance door to dining area with shelved linen cupboard and opening onto the spacious lounge which has a central fireplace, window to the front and patio doors opening out to the garden.

The kitchen has fitted work surfaces with cupboards, drawers and space under, a four ring electric hob with extractor fan over, fitted wall units, a wall mounted gas boiler and door to the side.

There is an inner hall with access to the loft space and shelved air cupboard housing the hot water cylinder.

There are four bedrooms, a bathroom with panel bath, tiled shower cubicle, pedestal wash hand basin and a cloakroom with low level WC.

Outside
The property is set back from St Andrews Avenue located off a private shared driveway with access leading to a private driveway with parking for a number vehicles and access to the garage with up and over door.

To the rear of the property the garden is partially lawned with a patio area and there is a gate to the front.

Important information
Council Tax Band – D EPC Rating - TBC
Services - We understand that mains water, gas, drainage and electricity are connected to the property.
Tenure - Freehold
Our ref - COL260077

Directions
Please use postcode CO4 3AL for SatNav.



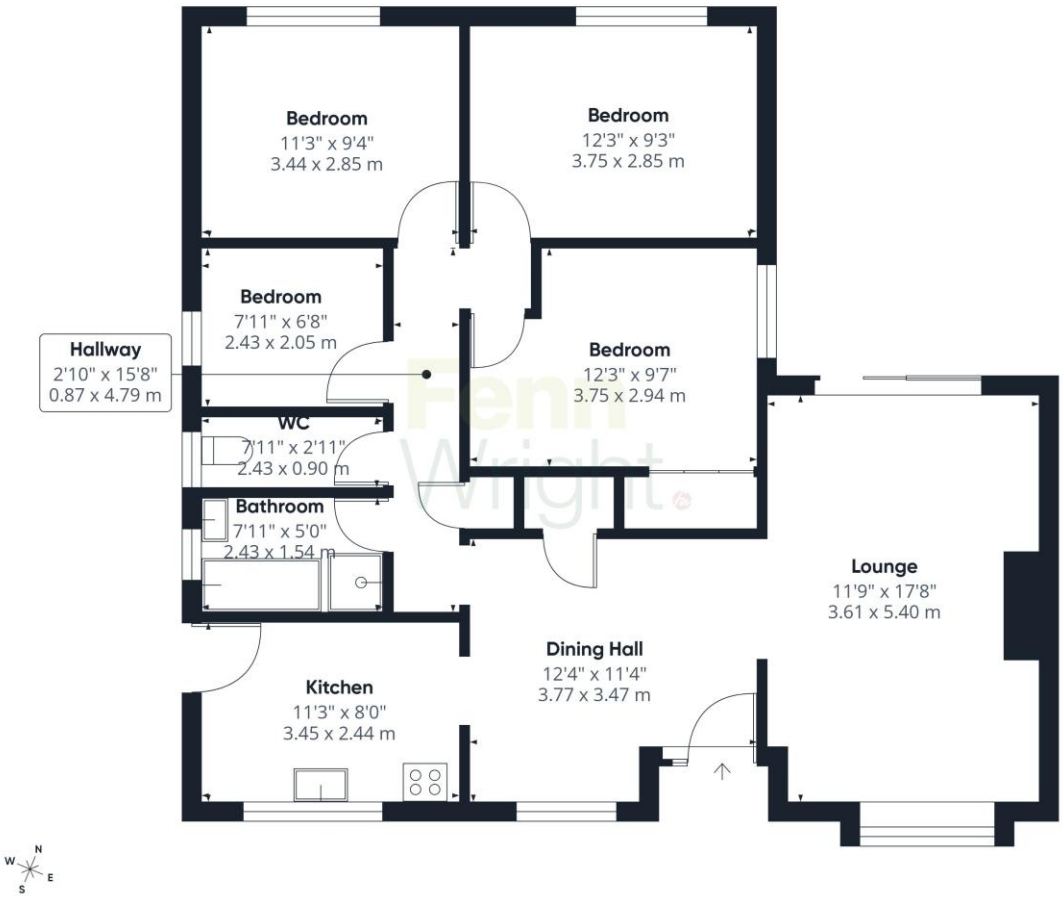






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1 Weggs Willow, St. Andrews Avenue
Colchester
Essex, CO4 3AL



Approximate total area(1)

963 ft²

89.5 m²

(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.

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