

**Beresfords** | Est 1968



**Asking Price £375,000**

**Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band C | EPC C | Ref COS260158**

# Lucas Avenue Fordham CO6 3NG

Spacious three bedroom semi-detached home in the sought-after village of Fordham, offering a generous kitchen/diner, conservatory, garage, workshop, ample off-road parking and a private rear garden. Excellent access to schools, A12 and Marks Tey Station, with further extension potential (STPP).

- Three bedroom semi-detached family home in sought-after village location
- Spacious living room
- Open-plan kitchen / dining room
- Internal access from the kitchen to separate workshop / utility room
- Conservatory overlooking and providing access to rear garden
- Modern family bathroom
- Enclosed rear garden with multiple storage sheds/outbuildings
- Garage and off-road parking for several vehicles
- Excellent potential to convert the garage or extend above (STPP)
- Conveniently located for local schools, Stane Retail Park, the A12 and Marks Tey railway station with direct links to London Liverpool Street



Scan the QR code for full details and key information on this property.





## Beresfords - Colchester Sales

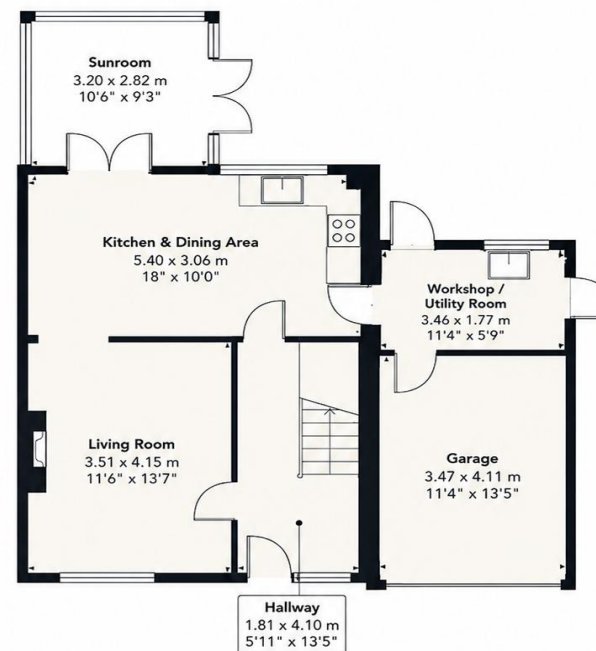
Beresfords Residential  
145 High Street  
Colchester  
Essex  
CO1 1PG

T: 01206 764444

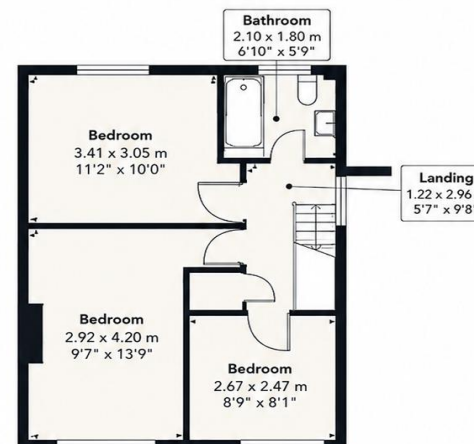
E: colchestersalesdept@beresfords.co.uk

[www.beresfords.co.uk](http://www.beresfords.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Ground Floor



Floor 1

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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