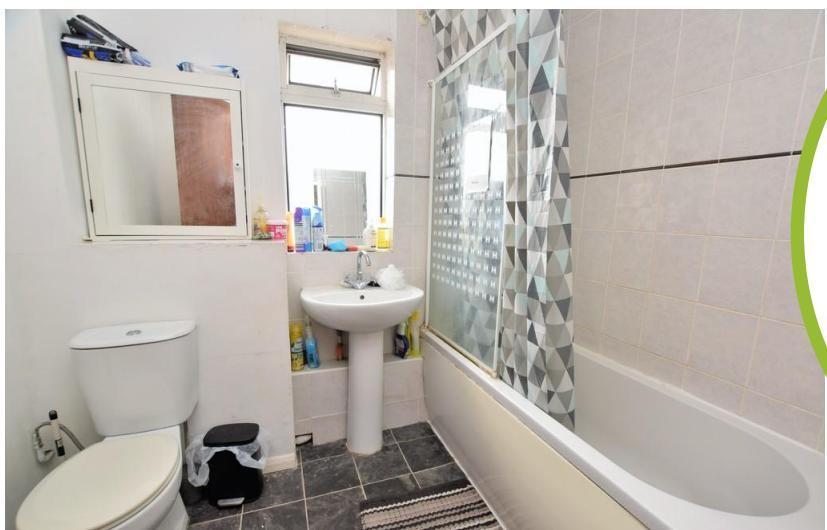


2 Hunwicke Road, Colchester, Essex, CO4 3XZ



3 bedrooms
1 reception room
1 bathroom

Freehold
Offers In Excess Of
£260,000
Subject to contract
Investment opportunity



Situated within easy reach of Essex University, a spacious three bedroom end-terraced house offering an excellent buy to let opportunity or family home.

Some details

General information

Occupying a pleasant position within easy reach of Essex University, a spacious three bedroom end terraced house currently in use as let to university students.

There is a porch canopy with built-in storage/meter cupboard and entrance door into an entrance hall with a door to the outside and a cloakroom with WC and wash hand basin.

The spacious lounge/bedroom has a red brick fireplace and a rear facing window.

The kitchen has an L shaped worksurface with cupboards, drawers and space under, inset sink and four ring electric hob, built-in oven and gas boiler.

On the first floor is a landing, which has access to the loft space, linin cupboard and additional cloaks cupboard.

There are three bedrooms and a bathroom with panel bath, WC and wash basin.

Cloakroom

Lounge

14' 6" x 14' 6" (4.42m x 4.42m)

Kitchen

11' 3" x 8' 6" (3.43m x 2.59m)

Bedroom one

13' 6" x 9' 4" (4.11m x 2.84m)

Bedroom two

10' 8" x 9' 5" (3.25m x 2.87m)

Bedroom three

8' 5" x 7' 7" (2.57m x 2.31m)

Bathroom

7' 7" x 6' 0" (2.31m x 1.83m)

Outside

To the front of the property there is an open plan

lawned garden, whilst to the rear is a patio area, lawned garden, brick built storage shed and rear gated access.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

Our ref - GMB

Directions

Proceed to the East of Colchester along the A133 Cowdray Avenue ad into St Andrews Avenue, turn left at the main roundabout into Avon Way. At the next mini roundabout, turn left into Hawthorn Avenue, right into Stanley Worcester Way and then right into Hunwicke Road.

Further information

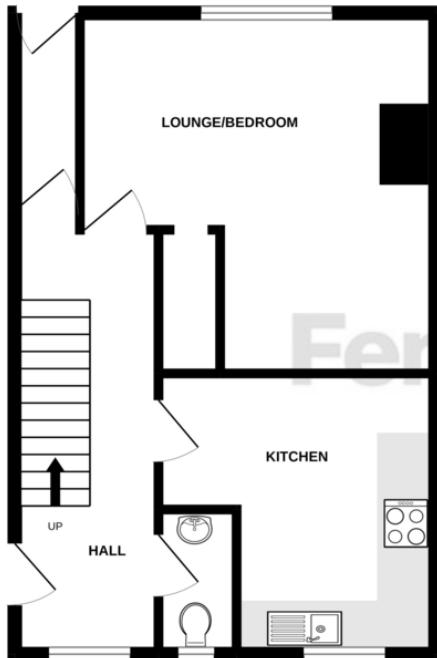
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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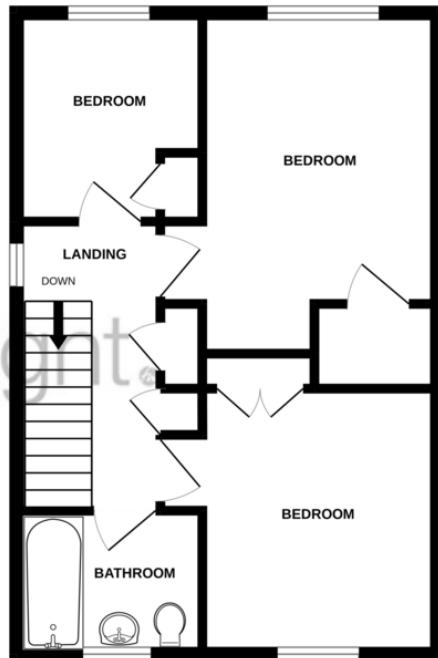
Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



1ST 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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To find out more or book a viewing

01206 763 388

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