

63 Smythies Avenue, Colchester, CO1 2US



Freehold

Guide Price

£250,000-

£275,000

Subject to contract

Renovation opportunity

4 bedrooms
1 reception room
1 bathroom



An established and extended four bedroom semi-detached house requiring modernisation and refurbishment.

Some details

General information

An extended four bedroom semi-detached home requiring modernisation and refurbishment, within easy walking distance of Colchester town centre and offering the potential to create a perfect family home. The property benefits from gas central heating and a good sized rear garden.

The accommodation comprises of an entrance hall with stairs to the first floor with door beneath the stairs leading to the garage. The lounge is to the front with a bay and there is a dining room to the rear which has a feature fireplace and door and window to the lean-to to the rear. The kitchen is to the left of the dining room and in turn leads into the lean-to which has doors to the rear garden and space and plumbing for a wc.

On the first floor there are four bedrooms, which are all a good size, and the bathroom. Bedroom one has stairs leading to a loft room with a sky-light window.

Entrance hall

Lounge

13' 9" x 9' 11" (4.19m x 3.02m)

Dining room

15' 11" x 9' 8" (4.85m x 2.95m)

Kitchen

15' 10" x 7' 10" widening to 8'5" (4.83m x 2.39m)

Lean-to conservatory

12' 5" x 8' (3.78m x 2.44m)

Bedroom one

12' 1" x 10' 9" (3.68m x 3.28m)

Bedroom two

11' x 9' (3.35m x 2.74m)

Bedroom three

10' 6" x 7' 11" (3.2m x 2.41m)

Bedroom four

10' 7" x 7' 10" (3.23m x 2.39m)

Loft room

Bathroom

The outside

The property has a good sized rear garden which

is in need of some cultivation with an outbuilding to the rear with power and water connected. Gated side access leads to the front where there is off road parking for two vehicles and access to the integral garage (16'4" x 8').

Location

The property is within easy walking distance of the town centre being located at the bottom of East Hill and also Colchester town railway station with services to London Liverpool Street. There are nearby shopping facilities for day to day needs and the town centre offers a wide range of shopping facilities, bars and restaurants.

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 - D

Directions

Proceed from our offices on the Hight Street past the Castle and onto East Hill. At the traffic light junction at the bottom turn right onto Roseberry Avenue and immediately right into Smythies Avenue where the property can be found along on the right hand side located by a Fenn Wright for sale board.

Further information

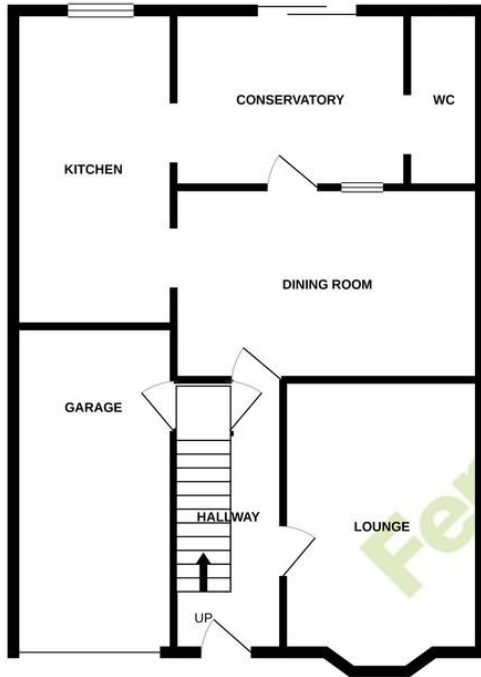
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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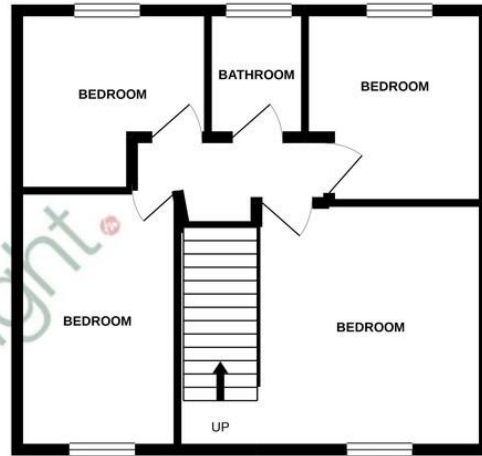
Viewing

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

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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Particulars for 63 Smythies Avenue, Colchester, CO1 2US

