



Plume Avenue, Colchester, CO3 4PQ

Price Guide £325,000

Guide Price £325,000 - £350,000. Temme English are privileged to present to the market this recently refurbished and finished to an exceptionally high standard throughout, three bedroom, semi detached house in the popular Prettygate area. The open plan kitchen/diner is the focal point of the home and offers tremendous living accommodation which is perfect for a variety of gatherings be it family or friends. The modern and stylish accommodation consists of a welcoming entrance hallway, spacious kitchen/diner, lounge, three bedrooms and a recently fitted, modern family bathroom. Externally, there is a driveway to the front providing off road parking for multiple vehicles plus a generous, mainly laid to lawn rear garden to enjoy with summer house.

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- High Specification Throughout
- Off Road Parking For Multiple Vehicles
- Large Rear Garden
- Fully Renovated
- Modern Bathroom
- Popular Prettygate Location

- Summer House
- Close To Schools, Shops & Amenities

Entrance Hallway

Entrance door, stairs rising to the first floor landing, doors leading off

Lounge

12'5" x 12'7" (3.8m x 3.84m)
Double glazed window to rear, feature fireplace, radiator

Kitchen/Diner

9'8" x 10'11" (2.95m x 3.35m)
Double glazed windows to rear and front, wall and base level units, stainless steel one and a half sink and drainer with mixer tap over, oven and hob with extractor fan over, space for appliances, radiator

First Floor Landing

Loft access, doors leading off

Family Bathroom

6'2" x 7'10" (1.9m x 2.41m)
Double glazed frosted window to side, low level WC, wall mounted wash hand basin, bath with shower over and screen, part tiled

Master Bedroom

10'7" x 9'8" (3.25m x 2.97m)
Double glazed window to rear, radiator

Bedroom Two

12'4" x 10'2" (3.78m x 3.12m)
Double glazed window to rear, radiator

Bedroom Three

8'5" x 8'3" (2.57m x 2.54m)
Double glazed window to front, radiator

Front Of Property

Driveway providing off road parking for two vehicles

Rear Garden

Fully enclosed and private, mainly laid to lawn, flower beds and shrubs, patio area, summerhouse with power and electricity

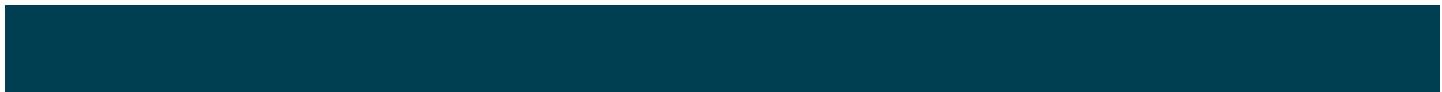
Agent Notes

There is a planning permission granted for a front extension - please call the sales team for more information

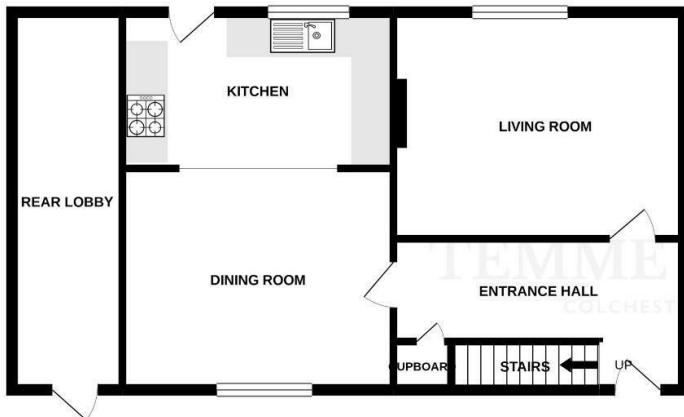


Directions

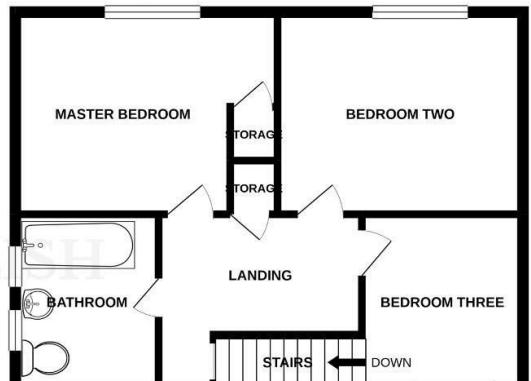
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GROUND FLOOR

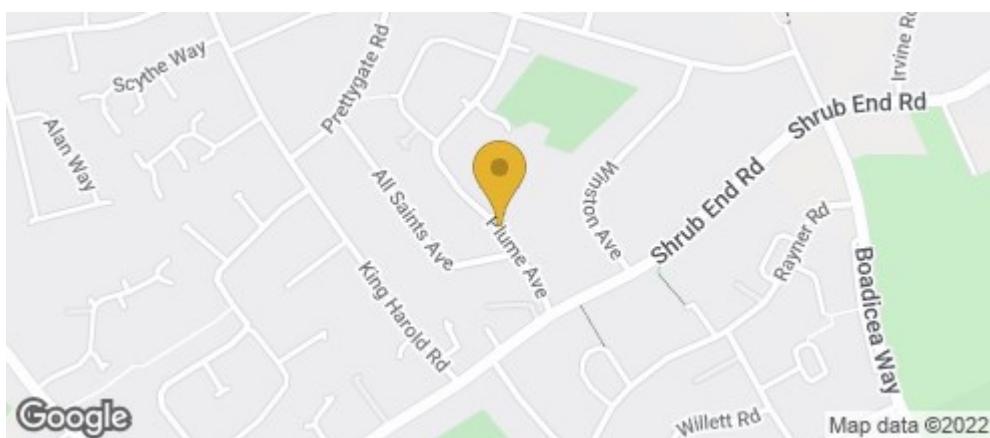


1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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