

For Sale

Offers in excess of **£375,000** Freehold



Paxman Avenue Colchester CO2 9DD

A generous family home with three double bedrooms and a self contained annexe, close to amenities and commuter links.

- Energy Rating: C
- WELCOMING ENTRANCE WAY
- FITTED KITCHEN DINER
- SPACIOUS LOUNGE
- THREE DOUBLE BEDROOMS

Property Details

Entrance Hall

Kitchen / Diner 12' 4" x 17' 5" (3.76m x 5.31m)

Sitting Room 13' 7" x 17' 11" (4.14m x 5.46m)

First Floor

Bathroom

Bedroom Three 8' 2" x 10' 8" (2.49m x 3.25m)

Bedroom Two 11' 1" x 13' 4" (3.38m x 4.06m)

Bedroom One 10' 5" x 14' 4" (3.17m x 4.37m)

Annexe / Outbuilding

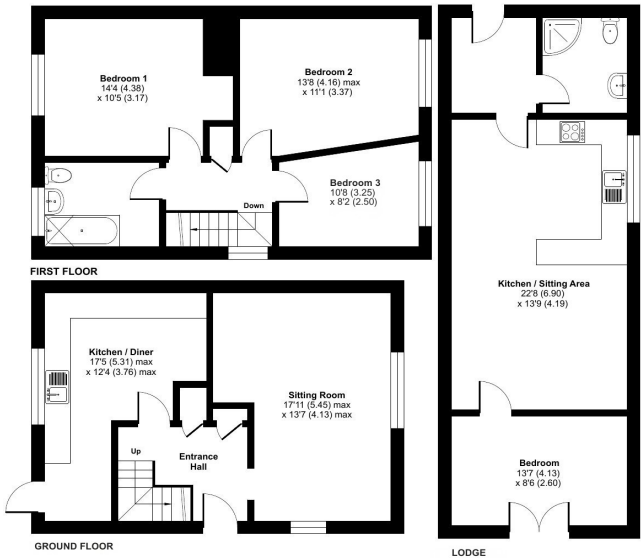
Bathroom

Kitchen / Sitting Area 13' 9" x 22' 8" (4.19m x 6.91m)

Bedroom 8' 6" x 13' 7" (2.59m x 4.14m)

Paxman Avenue, Colchester, CO2

Approximate Area = 976 sq ft / 90.6 sq m
Outbuilding = 530 sq ft / 49.2 sq m
Total = 1506 sq ft / 139.8 sq m
For identification only - Not to scale



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308920 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fypp Homes Limited. REF: 1452671

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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