



- Detached Family Home
- Three Well Proportioned Bedrooms
- Open Plan Kitchen/Diner
- Generous Living Room With French Doors To Garden
- En-suite, Family Bathroom And Downstairs Cloakroom
- South Facing Rear Garden
- Double 'Covered' Carport
- Well Presented With Modern Finishes Throughout

56 Hooper Avenue, Colchester, Essex. CO2 9FE.

An excellent opportunity to acquire this exceptionally well presented three bedroom detached family home, offering ample accommodation with a south facing rear garden. Located to the south of Colchester this brilliant family home is located within easy reach of a range of locals shops, well served bus routes to the Town Centre and a short drive from the A12 and good local schooling. Presented to the market in excellent condition this home is ready for the next family to move straight in. The internal accommodation comprises of an entrance hall which leads to the downstairs cloakroom, the kitchen/diner and the sizeable living room which features French doors providing access to the rear garden. To the first floor, there is a bright and spacious landing which is currently being utilised as an office space. Of the landing is three well proportioned bedrooms with the main bedroom featuring an en-suite shower room, whilst a further family bathroom serves the rest of the house.



Property Details.

Ground Floor

Entrance Hall

With radiator, stair rising to first floor, doors to;

WC

With UPVC obscure window to rear, radiator, close coupled WC, wash hand basin.

Lounge



18' 4" x 9' 5" (5.59m x 2.87m) With UPVC window to front, UPVC French doors to rear, radiator, TV point.

Kitchen/Diner



18' 4" x 7' 10" (5.59m x 2.39m) With UPVC window to front and rear, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, integrated fridge/freezer and dishwasher, in-built oven and hob with extractor hood over.

First Floor

Landing

With UPVC window to rear, airing cupboard, doors to;

Bedroom One



11' 1" x 9' 7" (3.38m x 2.92m) With UPVC window to front, radiator, built in sliding wardrobes.

En-Suite Shower Room



With UPVC obscure window to front, wash hand basin, close coupled WC, shower cubicle with tiled walls, heated towel rail.

Property Details.

Bedroom Two



11' 0" x 9' 8" (3.35m x 2.95m) With UPVC window to front, radiator.

Bedroom Three



8' 1" x 6' 1" (2.46m x 1.85m) With UPVC window to rear, radiator.

Bathroom



With UPVC obscure window to rear, heated towel rail, close coupled WC, wash hand basin, panelled bath with shower screen and shower over.

Outside

Rear Garden



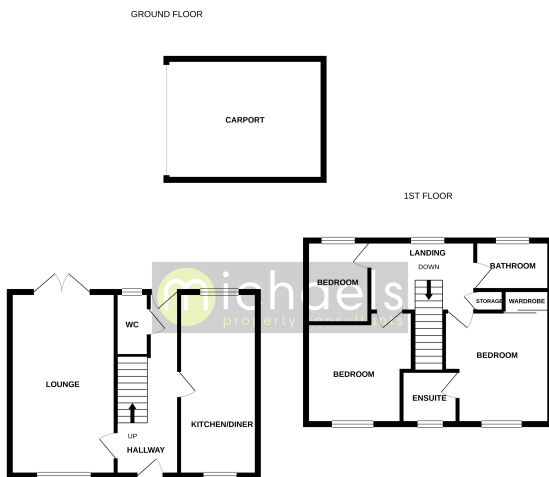
A south facing rear garden offering a patio area and further lawn with garden shed to remain. Enclosed by brick walling and panel fencing with gated rear access.

Carport

Located to the rear of the property there is a covered carport providing off road parking for two cars. Further parking can also be found on the street to the front.

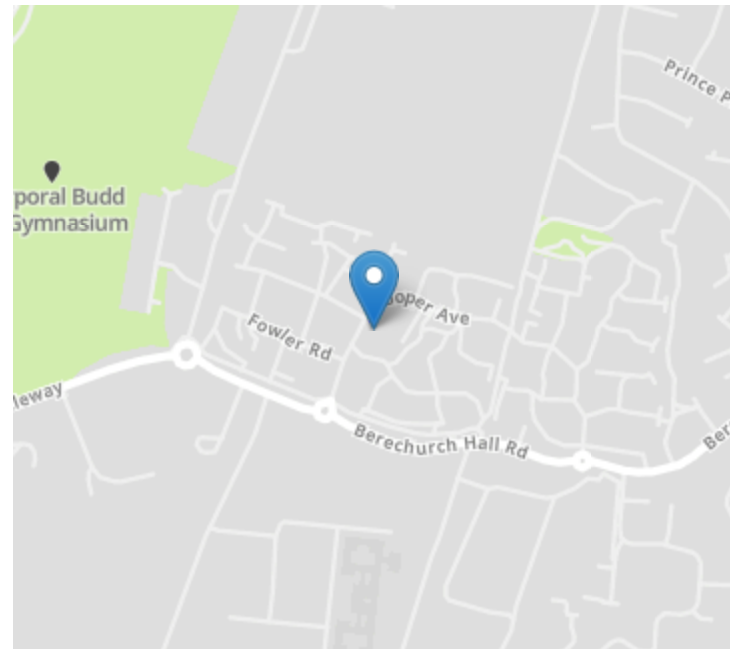
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas, volumes, rooms and any other facts 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or performance. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or performance. Date: 10/01/2022

Location



(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.