



- Semi Detached
- Extended And Improved
- Three bedrooms
- Luxury Bathroom
- Open Plan Living Space
- Off Road Parking

**174 Cowdray Avenue, Colchester, Essex.
CO1 1XX.**

A fabulous three bedroom semi detached property set in a splendid position, within a short stroll of the Town Centre, North Station and Castle Park. The property has been extended and much improved to create stunning open plan living accommodation on the ground floor in the form of a living room with open fireplace and a 22' x 15' kitchen/dining family room - An ideal space entertaining. Additionally there are three generous bedrooms and a luxury fitted bathroom. Outside, the property features a private driveway to the front, which provides two off road parking space and a generous rear garden. Full inspections are strongly advised to appreciate everything on offer.



Property Details.

Ground

Entrance Hall

Staircase to first floor, door to:

Living Room



13' 5" x 13' (4.09m x 3.96m) Stripped wooden flooring, radiator, UPVC bay window to front, open fireplace, under stairs storage cupboard, door to:

Open Plan Kitchen/Dining/Family Room



22' 8" x 15' 4" (6.91m x 4.67m) Stripped wooden flooring, radiator, range of handmade fitted base and eye level units with solid wooden working surface to side and tiled splash backs, stainless steel gas range cooker to remain with extractor hood above, built in dishwasher, space for further appliances, inset sink unit with right hand drainer, UPVC window and French doors to rear, utility area providing space/plumbing for washing machine, tumble dryer and American fridge/freezer, wall mounted gas Vaillant combi boiler.

Bathroom



Tiled flooring, fully tiled walls, chrome heated towel rail, low level WC, vanity hand wash basin with storage cupboards under, panel p-shaped bath with integrated shower and glass shower screen over, inset spotlights, two UPVC windows to side, extractor fan.

Property Details.

First Floor

Landing

UPVC window to side, loft hatch, doors to:

Bedroom One



13' x 11' (3.96m x 3.35m) Radiator, UPVC window to front, walk in wardrobe with a UPVC window to front - This could easily be converted into an en-suite if desired.

Bedroom Two



10' 8" x 9' 2" (3.25m x 2.79m) Radiator, UPVC window to rear.

Bedroom Three



7' 8" x 7' 2" (2.34m x 2.18m) Radiator, UPVC window to rear.

Outside

To the front of the property there is a private driveway providing off road parking for two cars. There is also a gate providing secure side access.

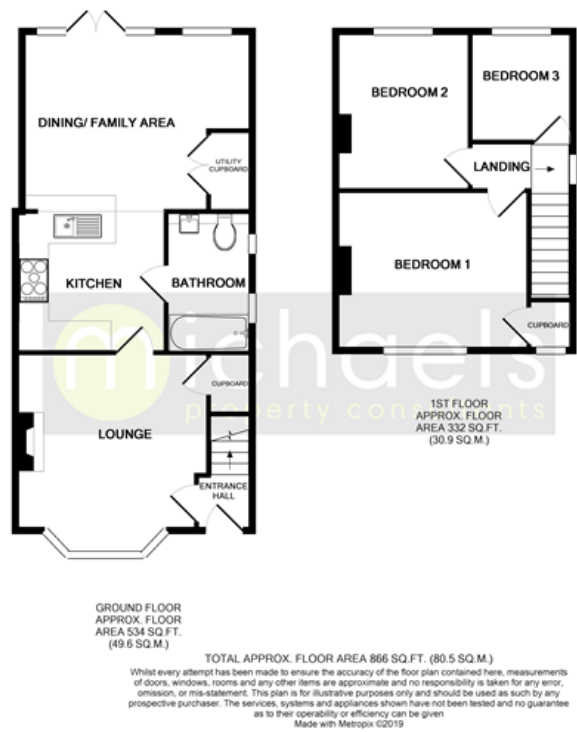
Rear Garden



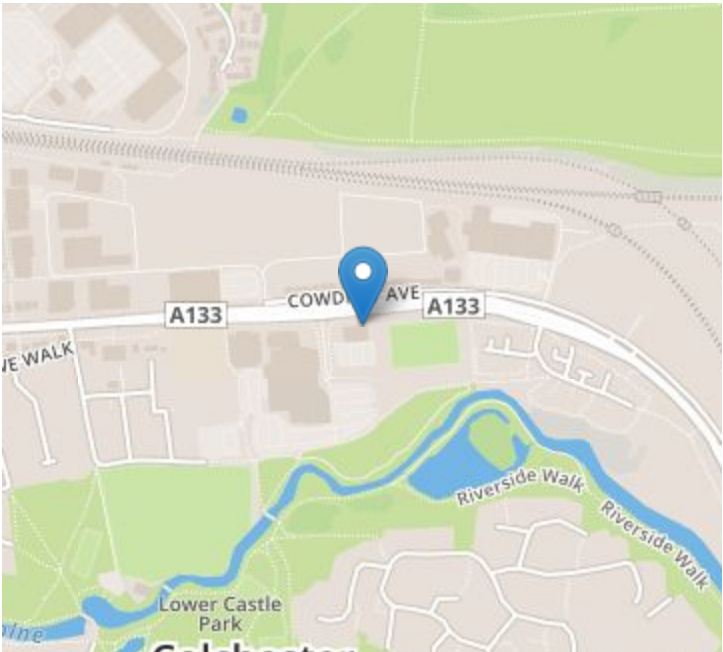
To the rear of the property there is a generous & overlooked garden featuring a paved patio area, the remainder is predominately laid to lawn. Additionally, there is a shed and Wendy House - Both of which are to remain.

Property Details.

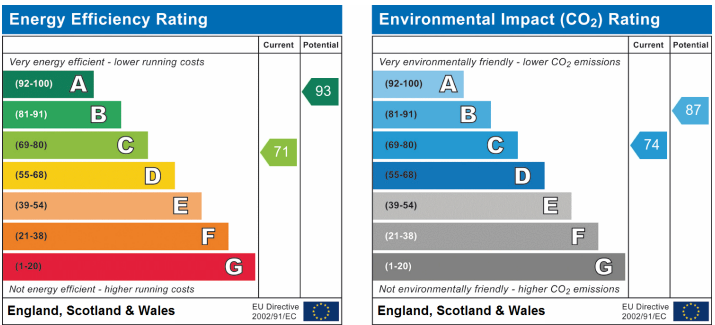
Floorplans



Location



Energy Ratings



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.