



- Highly Popular Shrub End Location
- Spacious Semi-Detached House
- Three Generous Bedrooms
- Kitchen/Diner
- First Floor Bathroom
- Large Rear Garden
- Driveway Providing Off Road Parking For Several Cars

**12 Paxman Avenue, Colchester, Essex.
CO2 9DH.**

A well presented and spacious three bedroom semi-detached house located in the highly sought after area of Shrub End to the south of Colchester with excellent access to nearby infant and secondary schools, range of local shops and amenities and brilliant transport links to the Colchester Town Centre. Offering ample and spacious living accommodation throughout with generous outdoor space. The internal ground floor accommodation consists of an entrance hall, 16ft living room, kitchen/diner, a cloakroom and office space. To the first floor, there is three well proportioned bedrooms and a family bathroom. Outside, the property enjoys a private, sizeable rear garden which is enclosed by fencing and hedgerow. To the front of the property, there is a driveway providing parking for several cars, Internal viewings are highly advised.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor, doors to;

Living Room



16' 10" x 10' 5" (5.13m x 3.17m) With UPVC double glazed window to front and rear, radiator, TV point.

Kitchen/Diner



16' 6" x 10' 0" (5.03m x 3.05m) With UPVC double glazed window to rear, UPVC French doors to rear, wood effect flooring, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset one and a half sink drainer, gas hob and extractor hood, in-built double oven, integrated fridge/freezer, large pantry cupboard, door to:

Passageway

With door to garden and further doors to;

WC

With low level WC, wash hand basin.

Office



7' 9" x 5' 8" (2.36m x 1.73m) With window to rear.

First Floor

Landing

With storage cupboard, window to front, doors to;

Bedroom One



13' 4" x 10' 1" (4.06m x 3.07m) With UPVC double glazed window to rear, radiator.

Property Details.

Bedroom Two



12' 7" x 9' 4" (3.84m x 2.84m) With UPVC double glazed window to rear, radiator.

Bedroom Three



10' 6" x 6' 8" (3.20m x 2.03m) With UPVC double glazed window to front, radiator.

Family Bathroom



With UPVC obscure window to front, part tiled walls, close coupled WC, wash hand basin, panelled bath with shower screen and shower over.

Outside

Rear Garden



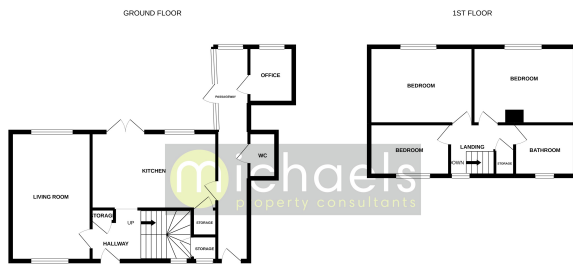
To the rear of the property there is a generous rear garden which is enclosed by fencing and hedgerow.

Driveway

To the front of the property there is a driveway which provides off road parking for more than one car.

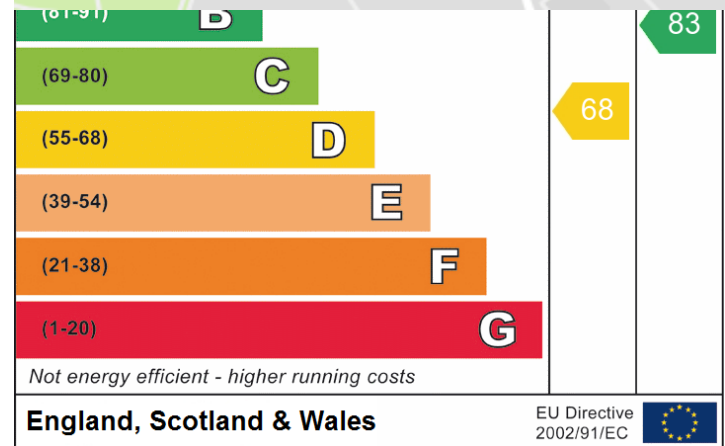
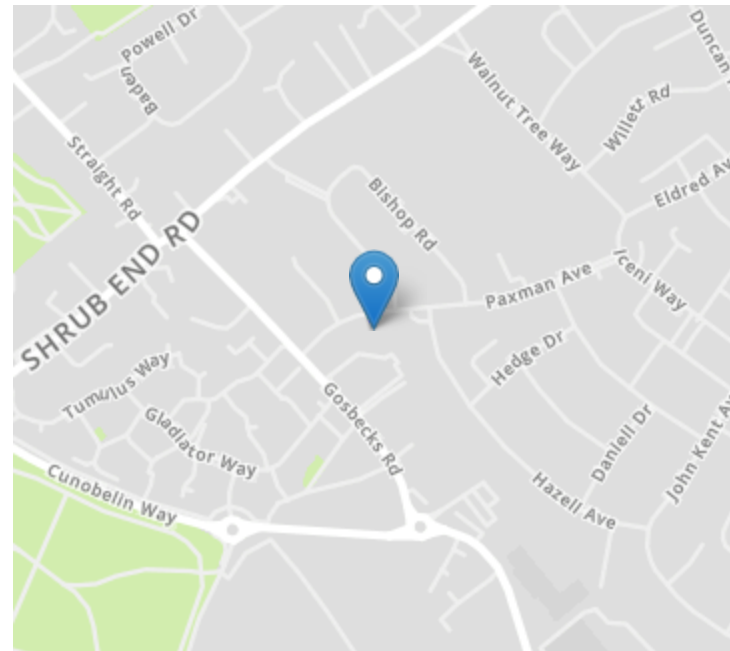
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of actual buildings should always be taken prior to any agreement and are recommended to assist in any dispute resolution or any insurance. The plan is for your information only and should be used as a guide only. Any dimensions are approximate. For more information visit www.michaelsproperty.co.uk or call 01206 576999. Plans are not to scale. ©2021

Location



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.