



- Semi Detached Bungalow
- Two Bedrooms
- Living Room & Dining Area
- Kitchen/Breakfast Room
- Wet Room
- Garden Room
- Garage & Parking For Two Cars
- Generous Rear Garden
- Popular Stanway Location

## 22 Rose Avenue, Stanway, Colchester, Essex. CO3 0RU.

Nestled at the end of a quiet cul de sac in the ever popular Stanway area of Colchester is this deceptively spacious semi-detached bungalow. Internally the bungalow comprises of a welcoming entrance hall, sizeable living room opening onto the dining area, sun room with open aspect to the rear garden, modern kitchen, two sizeable bedrooms and an adapted wet room. Externally the private rear garden offers a patio area, landscaped lawn, garden shed, further potting shed to the rear of the garage and a driveway providing off road parking for two cars.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door, access to loft space, radiator.

### Bedroom One



14' 1" x 10' 10" (4.29m x 3.30m) UPVC window to front, radiator.

### Bedroom Two



8' 8" x 7' 8" (2.64m x 2.34m) UPVC window to front, radiator.

## Wet Room



UPVC Obscured window to side, low level WC, pedestal wash hand basin, fully tiled shower, radiator.

## Living Room



15' 1" x 10' 10" (4.60m x 3.30m) Feature electric fireplace, TV point, radiator, open plan to:

# Property Details.

## Dining Room



11' 9" x 9' 1" (3.58m x 2.77m) UPVC sliding doors to sun room and door to kitchen, radiator.

## Kitchen



013' 9" x 8' 8" (4.19m x 2.64m) Two UPVC windows to side and door to rear, range of base and eye level units with work surface over, inset stainless steel sink unit with tap and drainer, space for cooker and fridge/freezer, plumbing for washing machine.

## Outside

### Sun Room

11' 1" x 8' 11" (3.38m x 2.72m) Windows to all aspects.

## Garage & Parking

To the front of the property is a shared driveway giving access to the single garage with up and over door and power and light connected. There is a lawn area with shrub and flower borders and access to the rear garden.

## Rear Garden



A paved patio area leads to the generous lawn area with shrub and flower borders all enclosed by panelled fencing, gated side access.



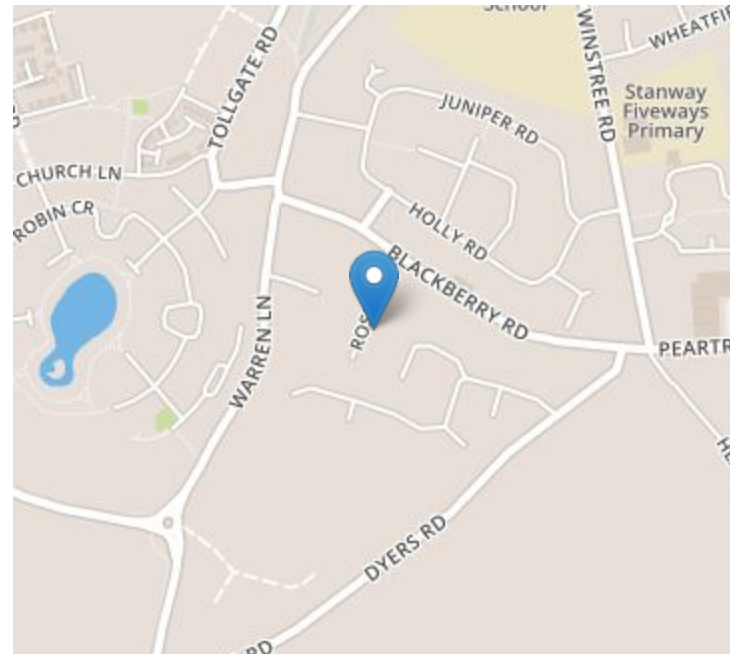
# Property Details.

## Floorplans

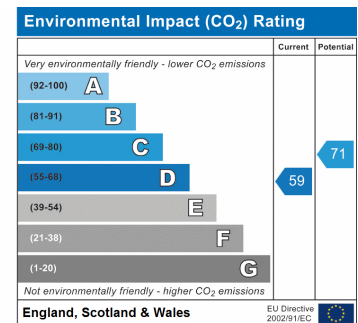
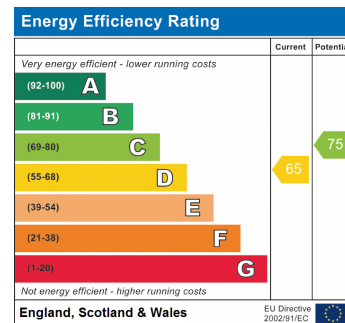


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Location



## Energy Ratings



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