



- Excellent Two Bedroom Semi-Detached Family Home
- Close To Amenities, Shops & Transport Links
- Reception Room With Feature Fireplace & Bay Window
- Sizeable Kitchen With Space For Appliances
- Utility Area & Ground Floor Cloakroom
- Master Bedroom With Wardrobes & Inset Storage
- Four Piece Family Bathroom
- Impressive & Large Rear Garden
- Summer/Garden Room With Bi-Folding Doors
- Off Road Parking For Two Vehicles

94 St Andrews Avenue, Colchester, Colchester, Essex. CO4 3AL.

****Guide Price £300,000 - £325,000**** Situated marginally North of Colchester's exciting city centre sits this impressive two bedroom semi-detached bay-fronted home, presented to market in excellent order and improved by the current occupiers to an excellent standard. Highlights include: an entrance hall, well-proportioned reception room with a feature open fireplace, a sizeable kitchen-diner with a wealth of storage, space for appliances and a space for an inset rangemaster stove, utility space, ground floor cloakroom, two generously sized bedrooms and luxury first floor for piece family bathroom. Outside, its owners boast the most impressive of rear gardens, backing on to open green space and complete with the added luxury of a summer/garden room with bi-folding doors and full power. Off road parking is also available for two cars on a private driveway to the front.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, door to:

Reception Room



13' 8" x 12' 9" (4.17m x 3.89m) Bay window to front aspect with bespoke wooden shutters, picture rails, open fireplace with cast iron surround, TV and telephone points, feature wall panelling, access to:

Kitchen/Diner



16' 6" x 16' 2" (5.03m x 4.93m) UPVC windows to rear and side aspect, a range of base and eye level units with oak work surfaces over, inset sink with mixer tap over, herringbone tiled splash backs & flooring, space for appliances, spotlights, plumbing for a washing machine/further appliances, feature brick fireplace with inset rangemaster stove (subject to negotiation), back door to garden, access to:

Ground Floor Cloakroom

Window to side aspect, wash hand basin, W.C., tiled walls

First Floor

Landing

Window to side aspect. stairs to ground floor, loft access, doors to:

Property Details.

Master Bedroom



11' 2" x 10' 7" (3.40m x 3.23m) UPVC window to front aspect with bespoke window shutters, two double built in mirrored wardrobes, over stairs cupboard with window to front aspect, feature wall panelling, radiator

Bedroom Two



10' 8" x 8' 0" (3.25m x 2.44m) UPVC window to rear aspect, radiator

Family Bathroom



Four-piece luxury family bathroom comprising of; geometric tiled floor, wash hand basin, foot claw bath with tiled behind, heritage style toilet and cistern, shower cubicle, window to rear aspect, radiator with towel rail

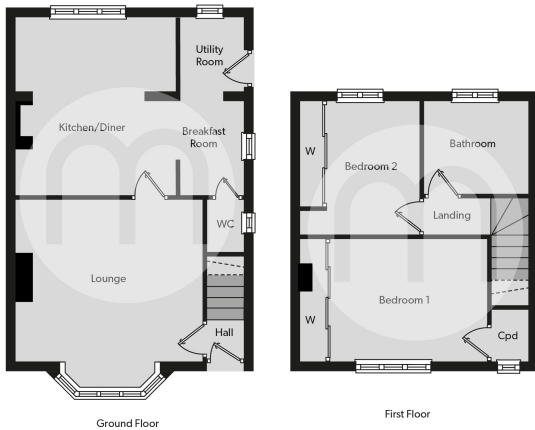
Outside, Garden & Parking



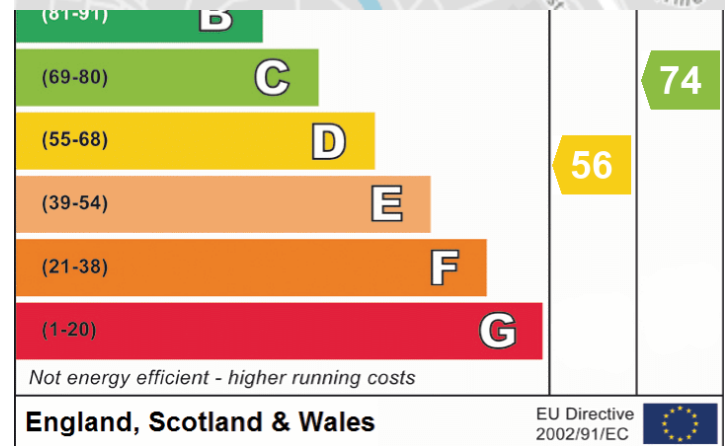
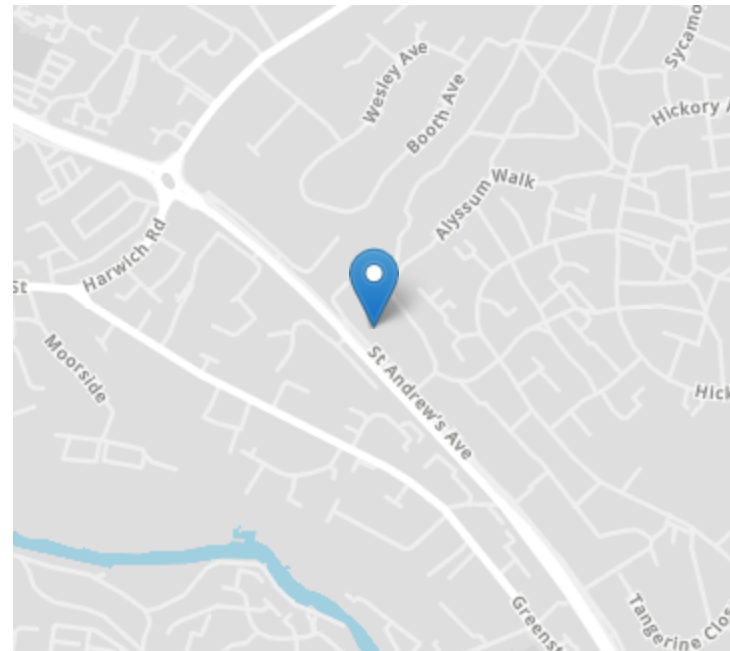
Outside, an excellent rear garden awaits. The garden commences with a block paved area, leading to a raised decking space that allows sufficient space for outdoor dining and seating furniture. The remainder is predominately laid to lawn and leads to a summer/garden room to the rear, complete with the added benefit of full power and bi-folding doors. This space would make the ideal play room, home gymnasium or work from home space. Secure gated side access leads to a private front driveway, offering off road parking for two vehicles.

Property Details.

Floorplans



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.