




52 Cavendish Avenue, Colchester, Colchester, Essex. CO2 8BS.

** Guide Price £270,000 to £280,000 ** Situated to the south-west of Colchester's city centre, residing along a peaceful residential street, resides this excellent two bedroom semi-detached home. Offered to the market with the added benefit of no onward chain, it presents itself as the ideal home for; first time buyers, couple or small family alike. Comprising of; a sizeable reception room, an open kitchen-diner, two double bedrooms and a first floor family bathroom, it offers a comfortable living space for all. Boasting an impressive rear garden and offering off road parking on a private driveway to the front, we encourage arranging your early viewing today to prevent inevitable disappointment.

- Off Road Parking On A Private Driveway
- No Onward Chain
- Old Heath District, South-West Colchester
- Two Bedroom Semi-Detached Home
- Close To An Array Of Amenities, Shops & Transport Links
- Open Plan Kitchen/Dining Area
- Generous Garden
- Suitable For A First Time Buyer Or Working Professional



Call to view 01206 576999 

Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, door to:

Living Room/Dining Area



21' 4" x 10' 6" (6.50m x 3.20m) UPVC window to front aspect, radiator.

Sun Room



11' 3" x 7' 1" (3.43m x 2.16m) Window and door to rear aspect.

Kitchen



6' 2" x 8' 0" (1.88m x 2.44m) UPVC window to rear aspect, range of base and eye level units, cupboards and work surfaces, space for appliances, tiled splash back, access into:

Hallway/Dining Area



9' 10" x 5' 9" (3.00m x 1.75m) Radiator, wood effect laminate flooring,

First Floor

Landing

Access into loft hatch, door to:

Property Details.

Bedroom One



10' 11" x 10' 8" (3.33m x 3.25m) UPVC window to rear aspect, radiator.

Bedroom Two



13' 1" x 9' 11" (3.99m x 3.02m) UPVC window to front aspect, radiator.

Bathroom



9' 11" x 5' 3" (3.02m x 1.60m) Low level W.C, vanity wash basin, shower cubicle, panelled bath with shower attached.

Outside



Boasting an impressive rear garden and offering off road parking on a private driveway to the front, we encourage arranging your early viewing today to prevent inevitable disappointment.

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.