



- 1930's Semi-Detached House
- Three Bedrooms
- Ground Floor Shower Room
- Open Plan Lounge/Diner
- Fitted Kitchen
- Utility Room/Sun Room
- Stunning Rear Garden
- Driveway Providing Off Road Parking For Several Cars
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links

110 Cavendish Avenue, Colchester, Essex. CO2 8BT.

GUIDE PRICE £265,000 - £275,000 A late 1930's semi-detached house, positioned pleasantly to the South-East of Colchester, offering an abundance of living and bedroom space throughout over two floors. Situated within close proximity to good schooling, a variety of locals shops and well served bus routes to the town centre and mainline train station. Internally the property benefits from an entrance hall which leads to the open plan lounge/diner measuring 22ft. Of the reception room is the kitchen which has ample units and worktops space and a large under stairs storage cupboard.



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs rising to first floor, door to;

Lounge/Diner



22' 8" x 10' 6" (6.91m x 3.20m) With UPVC double glazed window to front, radiator, feature fireplace with inset log burner, double doors to;

Kitchen



13' 7" x 7' 4" (4.14m x 2.24m) With UPVC double glazed window to rear and side, UPVC door to utility room, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, tiled splashback, single oven, gas hob with extractor hood over, tiled floor, radiator, spotlights, door to;

Shower Room



With UPVC obscure double glazed window to rear, wash hand vanity basin, close coupled WC, walk in double shower cubicle.

Utility Room

With radiator, two skylights, space and plumbing for washing machine, space for fridge/freezer, UPVC double glazed French doors to rear.

First Floor

Landing

With airing cupboard, doors to;

Bedroom One



13' 8" x 10' 7" (4.17m x 3.23m) With UPVC double glazed window to front, radiator.

Property Details.

Bedroom Two



11' 7" x 8' 5" (3.53m x 2.57m) With UPVC double glazed window to rear, radiator.

Bedroom Three



7' 10" x 7' 10" (2.39m x 2.39m) With UPVC double glazed window to rear, radiator.

Outside

Rear Garden



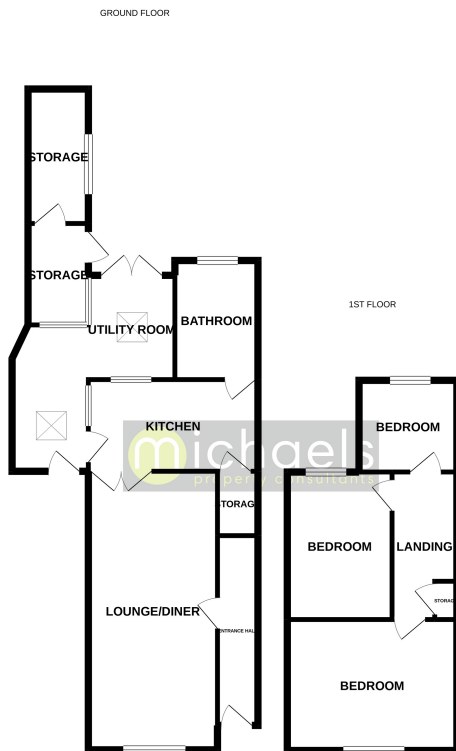
There is a generous rear garden which is enclosed by fencing and comes with a potting shed and a further storage space. The garden begins with a patio area which then leads to lawn and a further area can be found to the rear of the garden which the current owners are using for a BBQ space. An ideal area for outdoor furniture and entertaining.

To The Front

To the front, there is a front garden and a block paved driveway which provides parking for several cars.

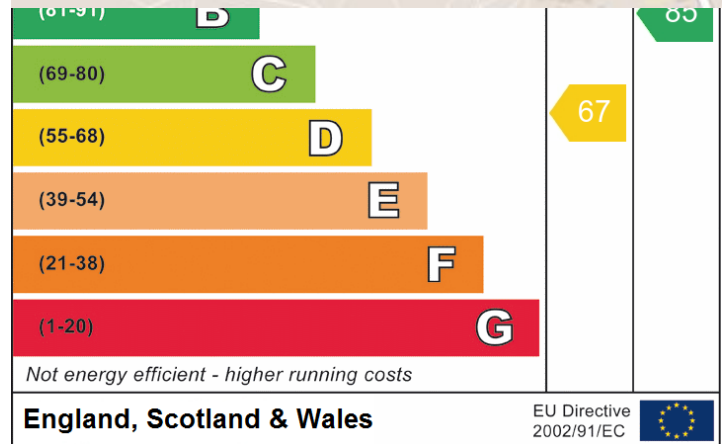
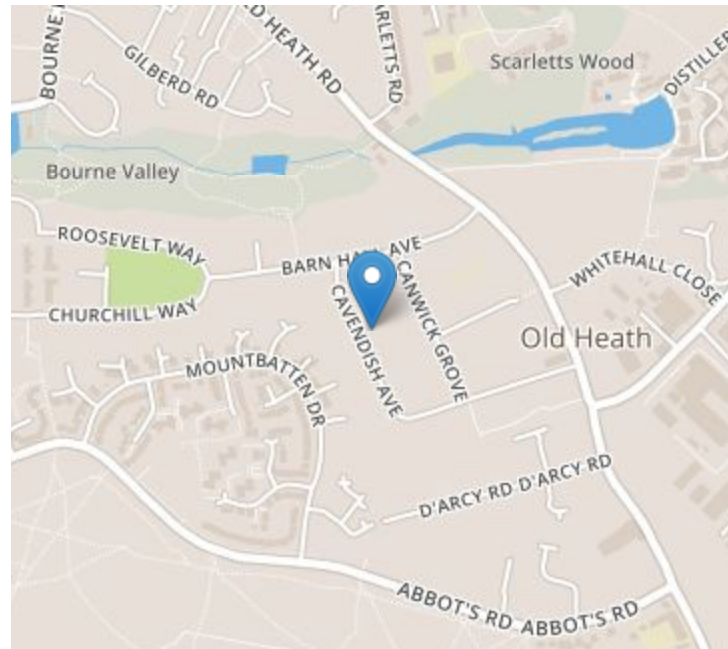
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and the 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



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.