



- Tastefully Decorated & Finished Throughout
- Impressive & Large Rear Garden
- Two Reception Rooms
- Modern Bathroom Suite
- Outside Storage Rooms
- Close To An Array Of Excellent Amenities & Schooling
- Shrub End District, South Colchester
- Modern Fitted Kitchen
- Driveway Providing Off Road Parking
- Popular South/West Colchester Location

8 Rutland Avenue, Colchester, Essex. CO2 9BD.

* Guide Price £325,000 to £350,000 * Positioned in the heart of the Shrub End district of Colchester close to local schools, shops and amenities as well as being in easy access of Colchester's historic Town Centre lies this tastefully decorated, well appointment family home. The property further offers a wealth of space and key features throughout, including a spacious reception room/dining room, modern fitted kitchen, contemporary bathroom suite and three generous bedrooms. Furthermore this lovely property enjoys a generous size rear garden of around 80ft and ample off road parking for around two cars. Being well located towards the South of Colchester and with easy access to the A12 corridor towards London & Ipswich, as well as serving an excellent bus link in to Colchester's Town Centre, it makes the ideal family home for the working professionals and expanding family's alike. With high interest levels expected and offered with no onward chain, we advise early internal inspections to avoid disappointment.



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Main door to hallway, inset storage cupboard, further downstairs storage, radiator, UPVC window to side aspect, stairs rising to first floor.

Living Room



14' 5" x 13' 2" (4.39m x 4.01m) UPVC bay window to front aspect, radiator.

kitchen



9' 9" x 7' 8" (2.97m x 2.34m) Range of eye level base units, cupboards and storage, Neff induction hob with extractor fan above, integrated oven/microwave, room for fridge/freezer, UPVC window to rear aspect.

Dining Room



10' 6" x 7' 9" (3.20m x 2.36m) UPVC window to rear aspect, radiator, storage cupboard.

First Floor

Landing

Access to loft hatch, UPVC window to side aspect.

Master Bedroom



11' 9" x 10' 9" (3.58m x 3.28m) UPVC window to front aspect, radiator, built in wardrobe.

Property Details.

Bedroom Two



14' 7" x 10' 5" (4.45m x 3.17m) UPVC window to front aspect, radiator.

Bedroom Three



9' 2" x 7' 9" (2.79m x 2.36m) UPVC window to front aspect, radiator.

Bathroom



6' 4" x 5' 5" (1.93m x 1.65m) Modern bathroom suite, comprising of a low level W.C, vanity wash basin, panelled bath with attached shower, fully tiled walls, extractor fan, obscured window to rear aspect.

Outside

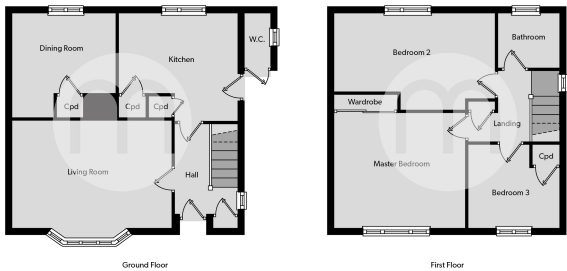


To the rear of the property provides an impressive large rear garden, fully enclosed by panelled fencing and mainly laid to lawn with surrounding borders, shrubs and plants. Further to the rear is a patio area with a storage shed, which is to remain. Side access can be found through a side passage which also offers an outside toilet and two separate storage rooms, with a door leading to the front.

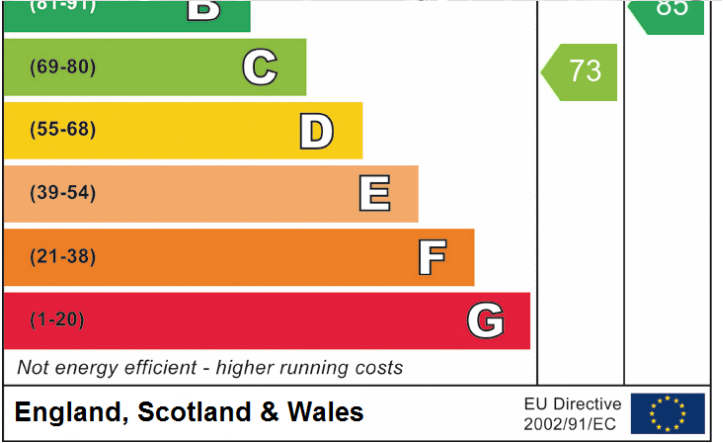
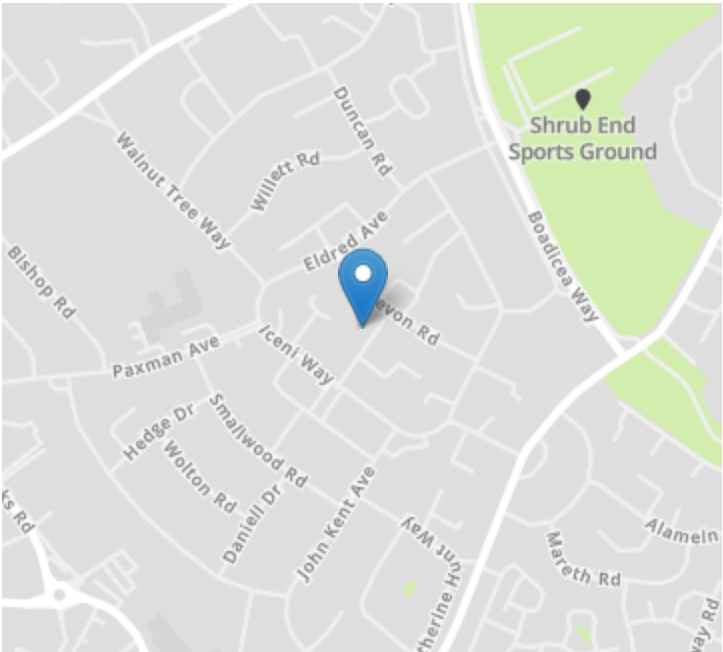
To the front of this home, offers a driveway for two cars and a small frontage which is mainly laid to lawn with surrounding patio.

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.