



- GUIDE PRICE £225,000 - £235,000
- Recently Improved Two Double Bedroom Terraced Home
- Box Bay Fronted
- Generous Lounge
- Kitchen/Diner
- Modern Four Piece Bathroom Suite
- Good Sized Rear Garden
- Off Road Parking To The Front
- New Boiler And Radiators

36 Cavendish Avenue, Colchester, Essex . CO2 8BP.

GUIDE PRICE £225,000 - £235,000 An excellent opportunity to acquire this recently improved two double bedroom terraced home located to the south of Colchester with great access to local amenities, good schooling and Colchester Town Centre and train station with well served bus routes on your doorstep. An ideal first time buy offering two double bedrooms, a sizeable living room with box bay window, a recently refitted kitchen/diner, generous rear garden with rear access and a driveway to the front providing off road parking for one car. Presented in good order throughout, we strongly advise an internal viewing to avoid disappointment.

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Porch

With UPVC double glazed window to front, door to;

Hallway

With stairs rising to first floor and door to;

Living Room



13' 1" x 11' 9" (3.99m x 3.58m) With UPVC box bay double glazed window to front, radiator, feature electric fireplace, TV point, door to;

Kitchen/Diner



14' 6" x 10' 11" (4.42m x 3.33m) With UPVC double glazed window and door to rear, radiator, built in cupboard, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, electric oven and hob, extractor hood over, space for kitchen appliances.

First Floor

Landing

With doors to;

Bedroom One



13' 7" x 11' 10" (4.14m x 3.61 m) With UPVC box bay double glazed window to front, radiator, built in cupboards and wardrobes housing combi boiler and space for tumble dryer.

Property Details.

Bedroom Two



11' 1" x 7' 11" (3.38m x 2.41m) With UPVC double glazed window to rear, radiator.

Bathroom



With UPVC obscure double glazed window to rear, heated towel rail, tiled walls, wash hand basin, close coupled WC, shower cubicle, panelled bath.

Outside

Rear Garden



A generous rear garden enclosed by panel fencing with gated rear access.

Driveway

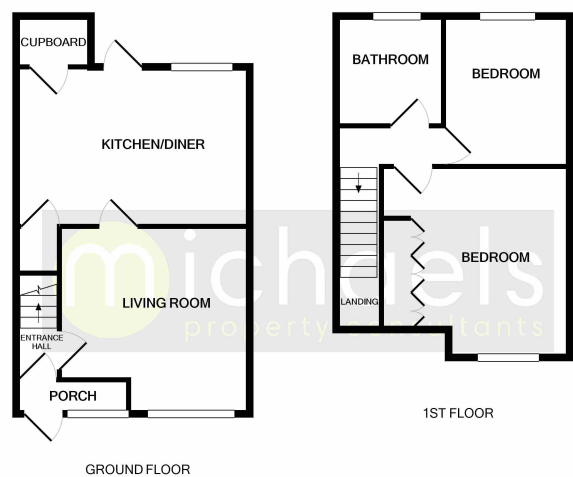
Hard standing to the front providing off road parking.

Agents Note

Please note the property has recently had a new boiler installed and new radiators installed throughout with a 10 year guarantee.

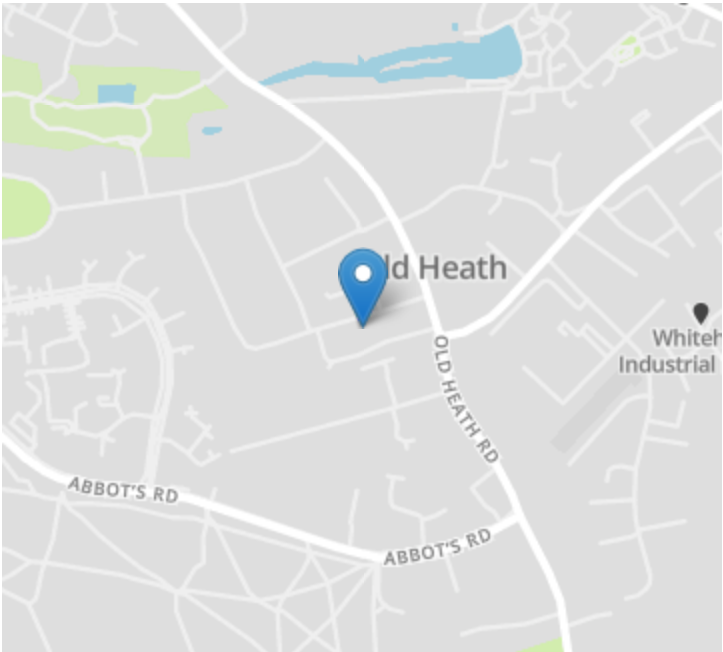
Property Details.

Floorplans

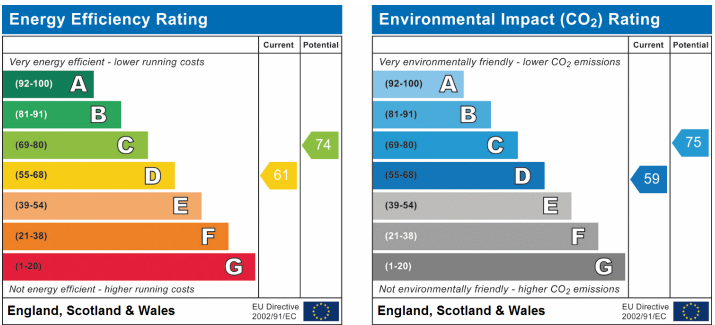


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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.

