



- Guide Price £275,000 - £285,000
- A Spacious Two Bedroom Detached House
- Large Reception Room
- Generous Front Garden, Off Road Parking & Detached Garage
- Fitted Kitchen With Space For Appliances & Additional Dining Area
- Private Rear Garden & Side Access
- Planning Permission For Two Storey Extension Approved (See Further Details)

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

A rare find for its location, is this spacious two bedroom detached home, situated to the South-East of Colchester in the ever popular district of Old Heath and within striking distance of an array of local shops, amenities & bus links providing direct links to the Town Centre. Providing generous accommodation commences with an entrance porch, leading on to a generous living room with dual aspect windows and feature fire place. There is a large fitted kitchen, with space for sufficient appliances & allows for a generous dining space. There is also the added benefit of a garden room, making the ideal additional seating area or storage space.



Property Details.

Ground Floor

Entrance Porch

6' 1" x 5' 9" (1.85m x 1.75m) UPVC window to front aspect, UPVC windows to side aspect, wood effect laminate flooring, further door to:

Inner Hallway

Window to side aspect, under stairs storage cupboard, further door to:

Living Room



12' 6" x 16' 8" (3.81m x 5.08m) UPVC window to front aspect, UPVC french doors to rear aspect, feature gas fireplace, radiator x3, communication points, further door to:

Rear Stairwell

Stairs to first floor, UPVC window to rear aspect, further door to:

Kitchen



8' 9" x 17' 6" (2.67m x 5.33m) Wood effect laminate flooring, range of fitted base and eye level units with work surfaces over, inset stainless steel sink, drainer and tap over, wall mounted gas boiler, inset four ring gas hob with extractor fan over, electric fan assisted oven and grill, tiled walls, inset spotlights, UPVC window to front & rear aspect, further door to:

Garden Room

12' 7" x 6' 5" (3.84m x 1.96m) UPVC window to front, side and rear aspect, inset spotlights, wood effect laminate flooring, power, doors to front and rear aspect

First Floor

First Floor Landing

Stairs to ground floor, UPVC window to front aspect, over stairs storage, further doors to:

Property Details.

Master Bedroom



9' 4" x 16' 8" (2.84m x 5.08m) UPVC window to front and side aspect, inset spotlights, built in wardrobes with retractable doors, radiator x2

Bedroom Two



11' 4" x 10' 6" (3.45m x 3.20m) UPVC window to rear aspect, radiator, loft access

Family Bathroom



Tiled Floor, panel bath with dual rain shower head over & curtain, tiled walls, pedestal wash hand basin, W.C, UPVC window to front aspect

Garden, Garage, Outside & Parking

Outside

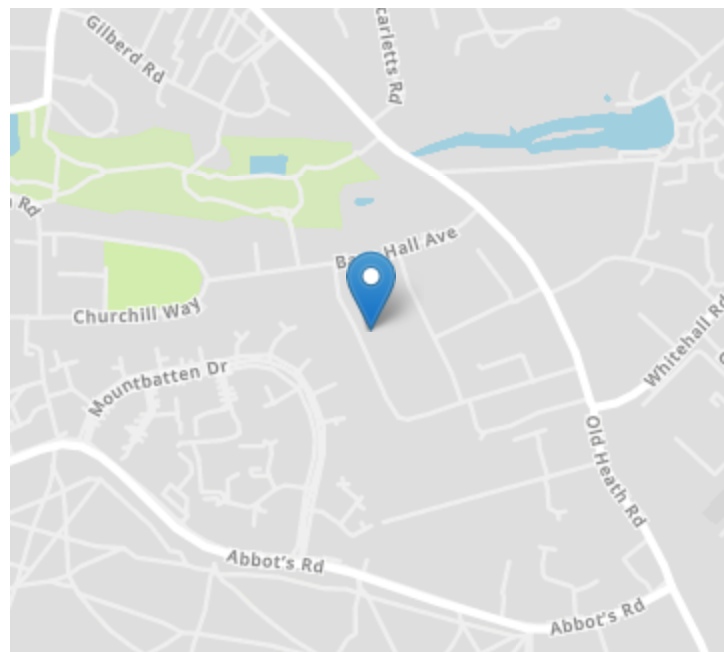


As previously mentioned, this property occupies a generous plot and boasts exceptional frontage. The front garden has been meticulously maintained & landscaped to a high standard by the current vendors and provides the most welcoming of entrances. There is generous off road parking for multiple vehicles on a private driveway and there is a gate providing side access to a private rear garden. There is the benefit of a detached garage with full power & and a further outbuilding for additional storage.

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.