



- Semi-Detached Family Home
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- Two Double First Floor Bedrooms
- Generous Rear Garden
- Private Driveway
- Stanway School Catchment

## 11 Dugard Avenue, Colchester, Essex. CO3 9EH.

£230,000 - £240,000 Located within the ever popular Stanway area of Colchester within close proximity to the A12, a wealth of amenities and within Stanway secondary school catchment is this rarely available semi detached family home. This sizeable property comprises of two spacious reception rooms, fitted kitchen with newly installed boiler, two spacious double bedrooms and family bathroom. Externally there is a generous rear garden with a sun patio area and to the front there is a large driveway providing private off road parking for several cars. Offering huge potential to extend or convert the loft (subject to planning) This is an ideal investment or first time purchase, internal inspection is essential.





# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor.

### Living Room



13' 0" x 10' 9" (3.96m x 3.28m) UPVC window to front aspect, gas fire place, radiator, wood floor.

### Dining Room

13' 2" x 10' 8" (4.01m x 3.25m) UPVC windows to side aspect, feature fire place, under stairs cupboard, TV & phone points, radiator.

## Kitchen



9' 9" x 8' 9" (2.97m x 2.67m) UPVC window to side aspect, range of base and eye level units with work surface over, inset one and a half bowl sink unit with tap and drainer, tiled splash backs, electric oven plumbing for washing machine, space for fridge/freezer, combi boiler, door leading to the rear garden.

## Family Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower over, radiator, part tiled walls.

# Property Details.

## First floor

### Landing

Doors leading to;

### Bedroom One



13' 8" x 10' 9" (4.17m x 3.28m) UPVC window to front aspect, built in wardrobes, over stairs storage cupboard, radiator.

### Bedroom two



13' 0" x 10' 6" (3.96m x 3.20m) UPVC window to rear aspect, radiator.

## Outside



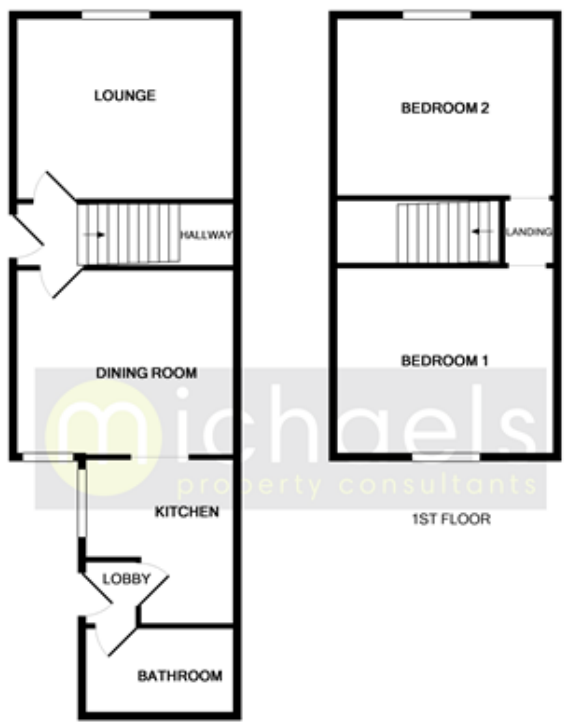
To the rear the generous rear garden comprises of gated side access, paved patio area, landscaped lawn with mature tree and bushes, garden tap, fully enclosed by panel fencing.

To the front of the property there is a private driveway providing off road parking for several cars.



# Property Details.

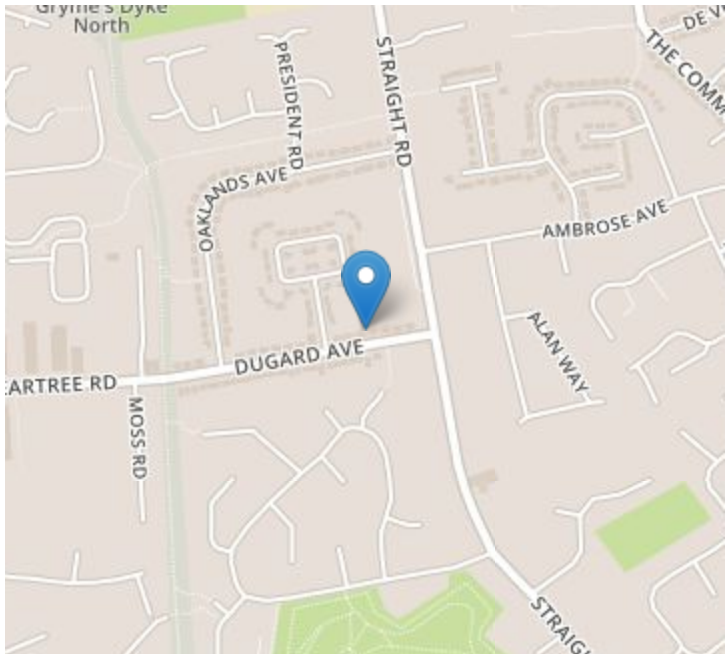
## Floorplans



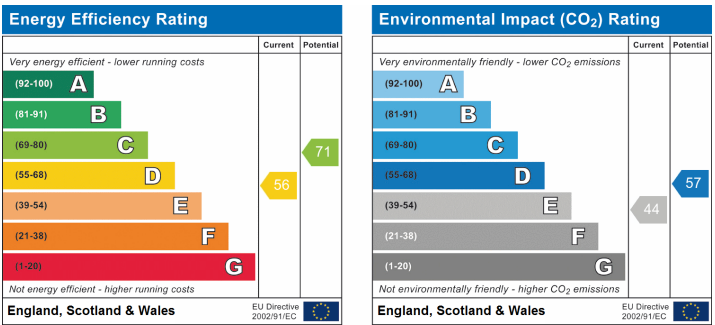
GROUND FLOOR

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.