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property consultants

- Planning Permission For Double Storey Extension
- Two Bedrooms
- Open Plan Lounge/Diner
- Ground Floor Shower Room And First Floor Bathroom
- Generous Plot With Good Sized Rear Garden
- Parking For Several Cars And Detached Garage
- South Colchester
- 1940's Semi-Detached House

## 73 Cavendish Avenue, Colchester, Essex . CO2 8BS.

A superb opportunity to purchase this two bedroom 1940's semi-detached house, residing on a generous plot with planning permission granted for a double storey extension to adapt and improve this home to offer three bedrooms and spacious living accommodation. Pleasantly located to the South-East of Colchester, 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. The internal accommodation on the ground floor comprises of an entrance hall which leads through to the 22ft open plan lounge/diner, a fitted kitchen, ground floor shower room and a lean to offering a space for utilities. To the first floor, the landing leads to two bedrooms and the family bathroom. Outside, the property boasts a sizeable rear garden which has a large patio area with steps which lead down to the large lawned area. The garden is enclosed by fencing and has gated side access. Adjacent to the property there is a detached garage with parking for several cars in front.





# Property Details.

## Ground Floor

### Entrance Hall

With wood effect flooring, stairs rising to first floor, door to;

### Lounge/Diner



22' 10" x 10' 7" (6.96m x 3.23m) With double glazed window to front, side and rear, two radiators, inset log burner, door to;

### Kitchen



12' 1" x 8' 0" (3.68m x 2.44m) With double glazed window to side, door to side, a range of matching eye level and base units with worktops over, inset sink and drainer, space for kitchen appliances, sliding doors to;

### Wet Room



With double glazed obscure window to rear, part tiled walls, low level WC, wash hand basin, walk in shower with shower curtain.

## First Floor

### Landing

With loft access, doors to;

# Property Details.

## Bedroom One



11' 6" x 10' 6" (3.51m x 3.20m) With double glazed window to front, radiator, built in wardrobes.

## Bedroom Two



11' 9" x 8' 1" (3.58m x 2.46m) With double glazed window to rear, radiator.

## Bathroom



Fully tiled bathroom suite with double glazed window to side, low level WC, wash hand basin, panelled bath.

## Outside

### Garden, Parking & Garage



Outside, the property boasts a sizeable rear garden which has a large patio area with steps which lead down to the large lawned area. The garden is enclosed by fencing and has gated side access. Adjacent to the property there is a detached garage with parking for several cars in front. The front garden is retained by brick walling and gates.

### Planning Permission

As previously mentioned the property is offered to the market with planning permission granted for the construction of a new part single, part double side and rear extension and associated internal amendments.

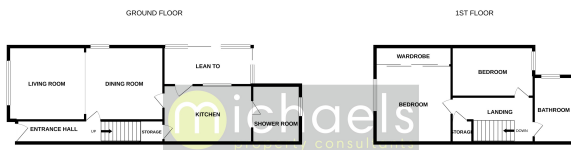
Further details can be found on the Colchester Planning Portal Application Number: 201190

### Agents Note



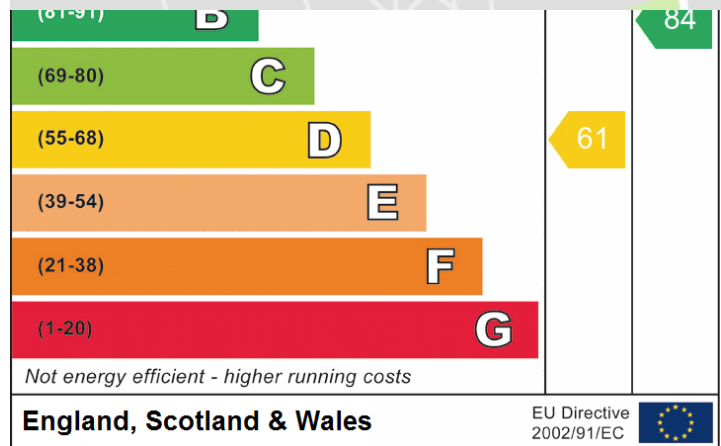
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of ground levels, ceiling heights, floor levels and approximations only. Measurements taken in the field are subject to error. The floor plan is for information only and should not be relied upon for any purpose other than a guide. The floor plan is for information only and should not be relied upon for any purpose other than a guide. It is not a contract and does not constitute an offer or a guarantee. It is not a contract and does not constitute an offer or a guarantee. It is not a contract and does not constitute an offer or a guarantee.

## 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.