



- Substantial Four Bedroom Detached Residence
- Positioned On A Favourable Plot With Attractive Gardens
- Period Home With Character Features
- Two Generous Reception Rooms
- Landscaped Rear Garden With Outbuildings Ideal For Storage Or Future Development
- Close To The A12, Town Centre And Essex University
- Off Road Parking And Large Carport
- No Onward Chain

Call to view 01206 576999



198 St Andrews Avenue, Colchester, Essex. CO4 3AG.

Rarely available is this substantial detached home positioned on an elevated plot offering vast living accommodation throughout and sizeable gardens. Residing in a generous plot this home still retains many original features and would be ideal for a growing family. Located in a prime position in Colchester with easy access to the Town Centre, A12, Essex University, and local shops, schools and amenities.



Property Details.

Ground Floor

Entrance Hall

With window to front and side, radiator, door to;

Hallway

With stairs to first floor, under stairs storage cupboard, radiator, doors to;

Dining Room



14' 0" x 12' 5" (4.27m x 3.78m) With double glazed bay window to front, two radiators, feature fireplace.

Lounge



20' 0" x 12' 0" (6.10m x 3.66m) With double glazed window and French doors to rear, two radiators.

Kitchen/Breakfast Room



24' 1" x 9' 11" (7.34m x 3.02m) With a range of matching fitted base and eye level units, integrated double oven, hob and extractor fan, space for appliances, two radiators, two double glazed windows to side and one to rear, open to;

Inner Hallway

With door to shower room and outer lobby;

Shower Room



With double glazed obscure window to rear, low-level WC, wash hand basin, shower cubicle, radiator.

Lobby

Doors to driveway (carport), rear garden and storage room.

Storage Room

18' 6" x 8' 1" (5.64m x 2.46m) With double glazed window to side, door to carport.

First Floor

Landing

With double glazed window to side, airing cupboard, doors to;

Property Details.

Bedroom One



14' 1" x 12' 5" (4.29m x 3.78m) With double glazed bay window to front, fitted wardrobe, wash hand basin, radiator.

Bedroom Two



12' 11" x 11' 11" (3.94m x 3.63m) With double glazed window to rear, radiator, fitted wardrobes, vanity wash hand basin.

Bedroom Three

10' 0" x 8' 6" (3.05m x 2.59m) With double glazed window to rear, radiator, fitted wardrobes.

Bedroom Four

8' 0" x 6' 0" (2.44m x 1.83m) With double glazed window to front, radiator, built-in wardrobes and shelving.

Bathroom



With double glazed window to side, low-level WC, wash hand basin, bidet, panelled bath with shower over, radiator.

Outside

Front & Rear Gardens



As previously mentioned this home resides in a generous plot and offers beautifully maintained and well matured gardens to the front and rear. The rear garden provides access to the various outbuildings and summer house. Whilst the front of the property has a tarmac driveway which leads to the carport which has an electric up and over door.

Outbuildings

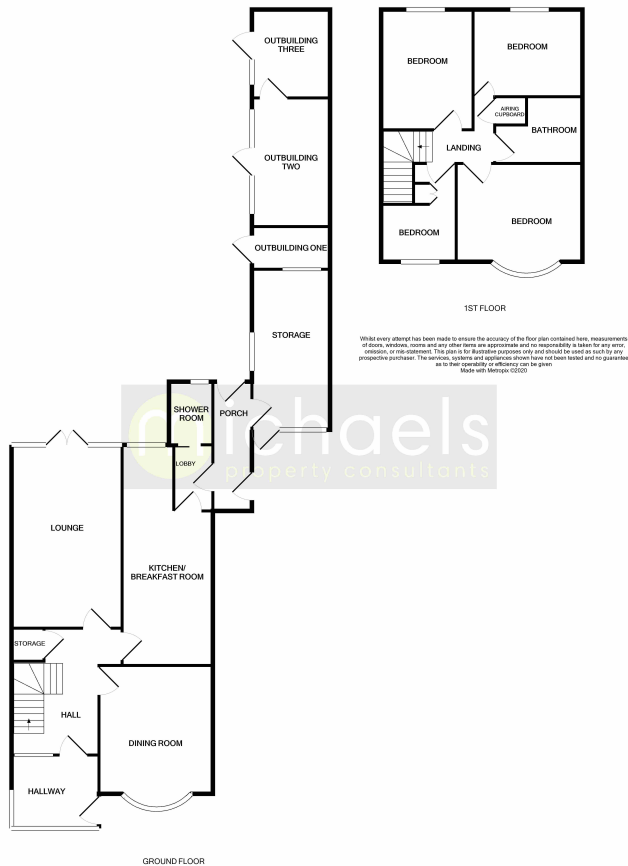
Outbuilding 1: 14' 3" x 7' 5" (4.34m x 2.26m) with power and lighting.

Outbuilding 2: 9' 7" x 7' 5" (2.92m x 2.26m) Currently being used as an office with heater, shelving, door to shed.

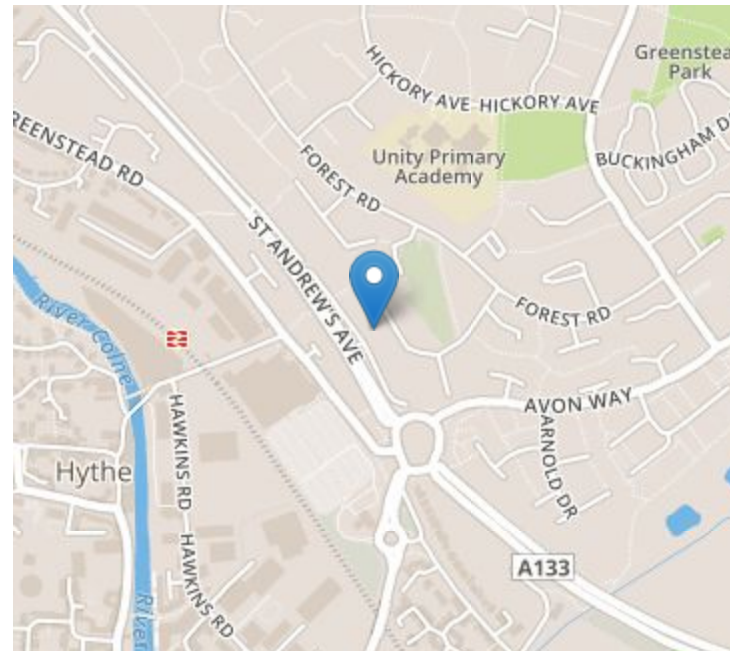
Outbuilding 3: 7' 5" x 4' 0" (2.26m x 1.22m)

Property Details.

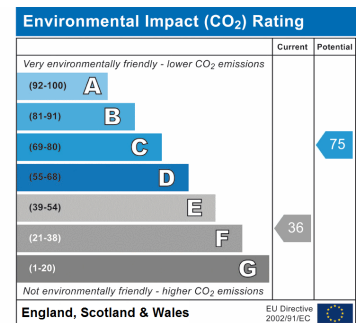
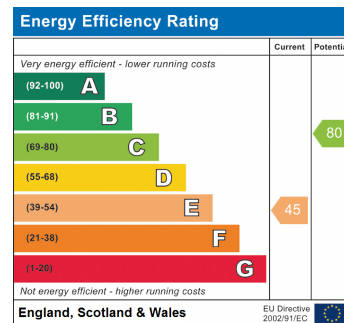
Floorplans



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.