



- Beautiful Semi-Detached Home
- Spacious & Open Plan Living Accommodation
- Modern Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Generous Private Rear Garden & Off Road Parking
- Walking Distance To Shops & Well Served Bus Routes
- Hythe & Town Station Access
- Early Internal Inspections Essential

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

* Guild Price £240,000-£250,000 * A simply stunning and well proportioned two bedroom semi-detached home, positioned pleasantly to the South-East of Colchester, offering an abundance of living and bedroom space throughout. This home is presented to market to the highest of standards by the current owners and allows for modern day living with its open plan living/dining room, contemporary kitchen and family bathroom suite. This beautiful home features two large double bedrooms. The property also allows for excellent outdoor space, featuring an approximate 120FT private rear garden and has the added benefit of off road parking for four cars, to the front of the property on a private driveway.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, radiator, door leading to;

Living/Dining Room



22' 10" x 10' 11" (6.96m x 3.33m) Double glazed window to the front, side and rear aspects, feature fire fireplace, TV and telephone points, wood laminate flooring, two radiators, further door providing access to:

Kitchen



12' 9" x 8' 1" (3.89m x 2.46m) UPVC windows to rear and side aspects, a range of modern fitted base and eye level units with work surfaces over, inset stainless steel one and a half bowl sink unit with tap and drainer, space for cookmaster double range oven, space for fridge/freezer, tiled splash backs, integrated dishwasher, inset spot lights, rear door leading to private rear garden.

First Floor

Landing

Airing cupboard, loft access, further doors leading to:

Master Bedroom



13' 7" x 10' 5" (4.14m x 3.17m) UPVC window to front aspect, radiator

Property Details.

Bedroom Two



11' 7" x 8' 7" (3.53m x 2.62m) UPVC window to rear aspect, radiator.

Family Bathroom



Velux window, low level WC, pedestal wash hand basin, panel bath with mixer taps and rinser, chrome heated towel rail, part tiled walls, eaves storage.

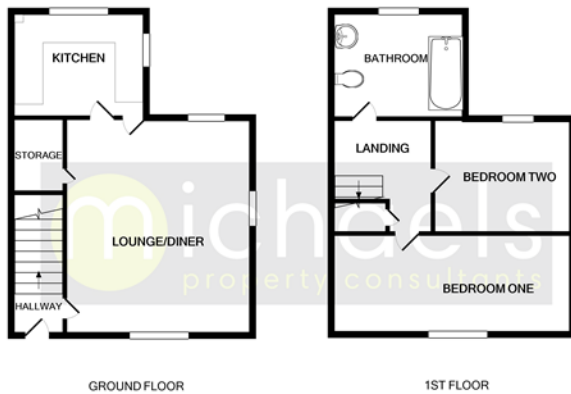
Garden & Parking



This property benefits from an exception rear garden measuring approximately 120ft in length and predominantly laid to lawn and enclosed by panel fencing. The garden commences with a large patio area and has a gate providing side access to the front driveway, providing off road parking for multiple vehicles on a private drive. To the rear of the garden, there is a timber shed which provides additional outdoor storage (to remain) on a concrete patio base.

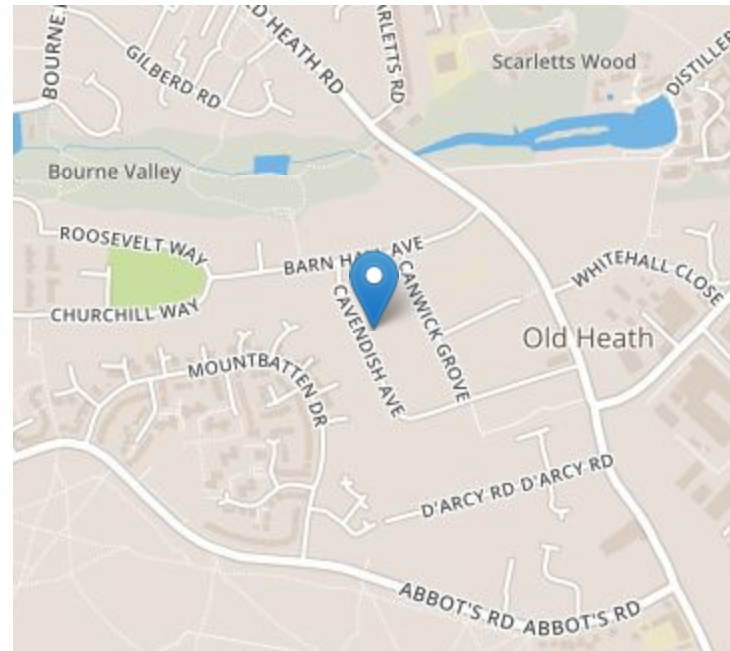
Property Details.

Floorplans

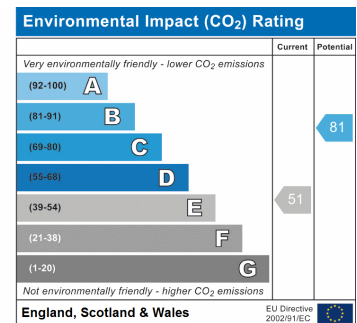
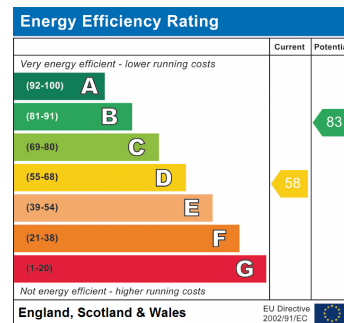


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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