



- Semi-Detached Bay Fronted Home
- Three Bedrooms
- Recently Refitted Kitchen
- Open Plan Kitchen/Diner
- Lounge With Bi-Folding Doors To Conservatory
- Utility Room/ Study
- Four Piece Family Bathroom And Downstairs Cloakroom
- Generous Garden
- Block Paved Driveway With Ample Parking

**24 Acacia Avenue, Colchester, Essex.  
CO4 3JS.**

Positioned to the East of Colchester is this extremely well presented and modernised three bedroom semi-detached house offering excellent access to good local schooling, the Town Centre and Essex University. Presented to the market in excellent condition throughout, this home is ready for any prospective family. Offering on the ground floor an entrance hall leading to a sizeable lounge with bi-folding doors to a conservatory, an open plan kitchen/diner, lobby area, utility room/study and a downstairs cloakroom. Three bedrooms and a modern four piece bathroom suite complete the first floor.



# Property Details.

## Ground Floor

### Entrance Hall

With wood effect flooring, stairs rising to first floor with storage cupboard under, doors to;

### Lounge



12' 7" x 12' 5" (3.84m x 3.78m) With Bi-folding doors to conservatory, radiator, TV point.

### Conservatory



11' 7" x 10' 3" (3.53m x 3.12m) Of UPVC construction with heat reflection glass roof, tiled floor, radiator, French doors to garden.

## Dining Room



10' 2" x 9' 7" (3.10m x 2.92m) With UPVC double glazed bay window to front, radiator, wood effect floor, open to;

## Kitchen



9' 7" x 8' 4" (2.92m x 2.54m) With UPVC double glazed window to rear, wood effect floor, a range of matching high gloss units with square edge worktops over, inset sink and drainer, space for oven and other kitchen appliances, door to;

## Lobby

With UPVC double glazed door to side and front, doors to;

## WC

With UPVC double glazed window to side, wash hand basin, low level WC.

# Property Details.

## Utility Room/Study

12' 3" x 8' 0" (3.73m x 2.44m) With UPVC double glazed window to side, space for washing machine and tumble dryer. Can also be utilised as study or bedroom four.

## First Floor

### Landing

With UPVC double glazed window to front, airing cupboard, doors to;

### Bedroom One



12' 4" x 11' 3" (3.76m x 3.43m) With UPVC double glazed window to rear, radiator, built in wardrobes.

### Bedroom Two



12' 7" x 9' 7" (3.84m x 2.92m) With UPVC double glazed window to rear, radiator, built in cupboard.

### Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m) With UPVC double glazed window to front, radiator, built in cupboard.

### Bathroom



A modern four piece bathroom suite with UPVC double glazed obscure window to side, heated towel rail, panelled bath, wash hand basin, shower cubicle, part tiled walls, low level WC.

### Outside

#### Rear Garden



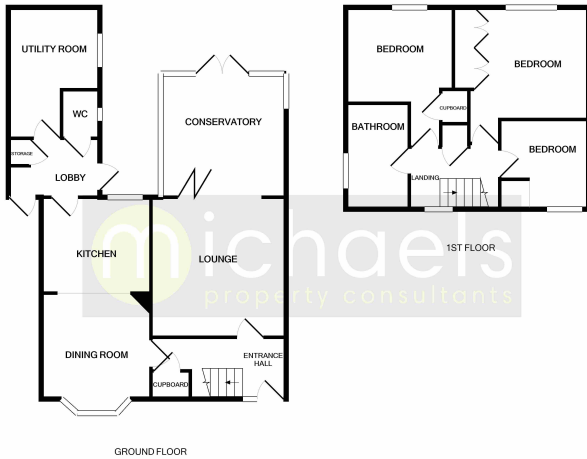
A good sized rear garden enclosed by panelled fencing with a large patio area to the rear of the property leading to lawn.

#### Driveway

A block paved driveway to the front offering off road parking.

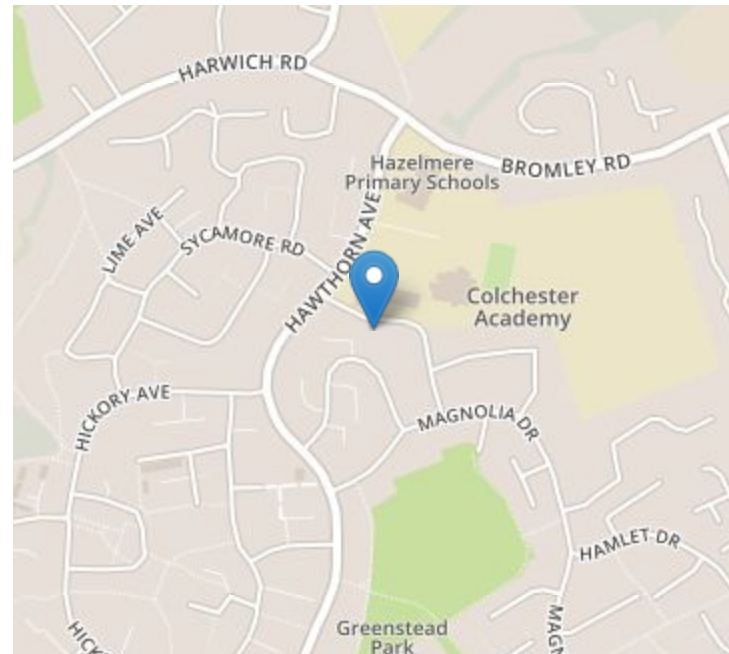
# Property Details.

## 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.