



- An Extended Semi-Detached House
- Four Double Bedrooms
- Family Bathroom With Jacuzzi Bath Tub
- En-Suite Shower Room
- Modern Refitted Kitchen & Utility Room
- Downstairs Cloakroom
- Generous Garden With Garage, Workshop, Summer House And Large Shed
- Driveway Providing Off Road Parking

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

A well proportioned four bedroom semi-detached home, positioned pleasantly to the South-East of Colchester, offering an abundance of living and bedroom space throughout over three floors. 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. Having been altered by the current owner this property now offers vast space throughout. On the ground floor there is an entrance hall, cosy lounge, a formal dining room with storage, a recently re-fitted kitchen with NEFF appliances and a utility area. There is also the added benefit of a downstairs cloakroom.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor, door to;

Dining Room



11' 9" x 10' 9" (3.58m x 3.28m) With UPVC double glazed french doors to rear, window to side, radiator, understairs storage cupboard, cupboard, doors to;

Living Room



10' 9" x 10' 4" (3.28m x 3.15m) With double glazed window to front, radiator, TV point.

Kitchen



18' 3" x 8' 2" (5.56m x 2.49m) With double glazed window to side, a fitted modern kitchen with matching eye level and base unit with drawers and worktops over, NEFF appliances to include double oven and induction hob, integrated fridge/freezer, space for dishwasher, open to;

Utility Area

With door to rear, radiator, space for washing machine, door to WC.

WC

With window to side, wash hand basin, close coupled WC.

First Floor

Landing

With stairs to second floor and doors to;

Bedroom Two



13' 9" x 10' 6" (4.19m x 3.20m) With double glazed window to front, radiator, airing cupboard, fitted wardrobes.

Bedroom Three

11' 10" x 8' 2" (3.61m x 2.49m) With double glazed window to side, radiator.

Property Details.

Bedroom Four

12' 2" x 8' 0" (3.71m x 2.44m) With double glazed window to rear, radiator.

Bathroom

With obscure window to side, tiled floor, close coupled WC, Jacuzzi bath tub with shower over, wash hand basin.

Second Floor

Master Bedroom



18' 0" x 12' 1" (5.49m x 3.68m) Two Velux windows to front, window to rear, radiator, two built in wardrobes, eaves storage.

En-Suite



With obscure window to rear, heated towel rail, shower cubicle, wash hand basin, close coupled WC.

Outside

Rear Garden & Front Garden



Outside, the property benefits from a variety of outbuildings to include a garage, workshop, summer house with power and a large shed which is great for storage. The garden has been landscaped and offers different areas and a garden pond. The property also has side access and a driveway providing off road parking.

Garage

20' 8" x 12' 0" (6.30m x 3.66m) Up and over door to front, power and light.

Workshop

6' 2" x 12' 0" (1.88m x 3.66m) With window to rear, power and light.

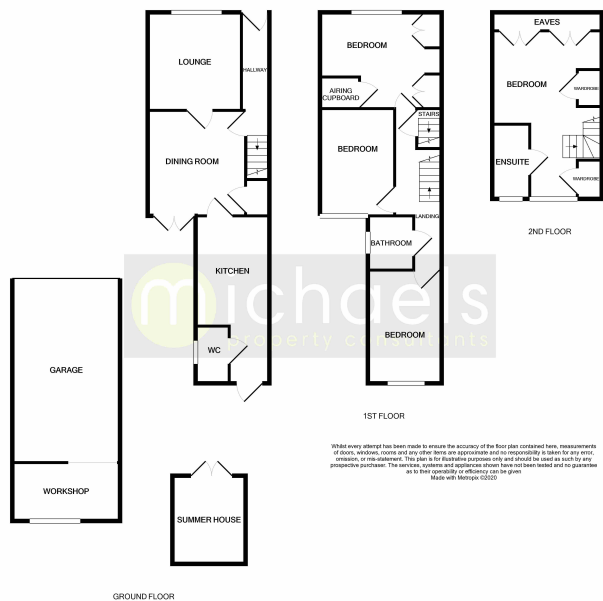
Summer House



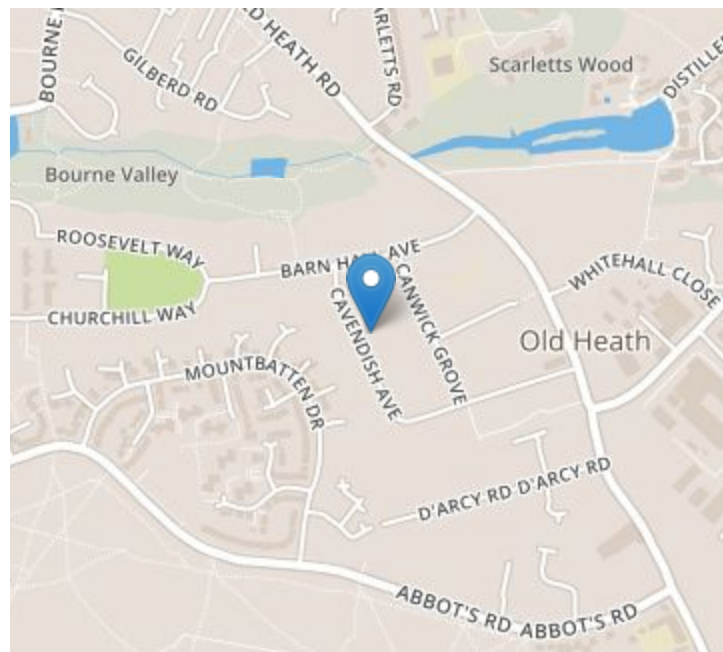
9' 8" x 8' 3" (2.95m x 2.51m) With power and light, loft space.

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.