



- No Onward Chain
- Link Detached House
- Three Well Proportioned Bedrooms
- Sizeable Lounge And Dining Room
- First Floor Bathroom
- Elevated Plot With Garage
- Generous Rear Garden

51 Booth Avenue, Colchester, Essex. CO4 3BA.

Offered to the market with no onward chain is this link-detached three well proportioned house located to the east of Colchester situated within easy access to Colchester Town Centre, Essex University and the A12. A real blank canvass this spacious home is positioned on an elevated plot and offers plenty of potential for future improvement/modernisation. The internal accommodation consists of an entrance porch which leads through to the sizeable lounge which features double aspect windows and is open plan to the dining space. The kitchen is located to the rear of the property and could easily be made larger by removing the wall between the dining room to create an open plan kitchen/diner.



Property Details.

Ground Floor

Entrance Porch

With storage cupboard, door to;

Living Room



18' 1" x 12' 6" (5.51m x 3.81m) With double glazed window to front and side, radiator, stairs to first floor, open to;

Dining Room



9' 10" x 7' 11" (3.00m x 2.41m) With double glazed window to rear, radiator, door to;

Kitchen



11' 9" x 9' 10" (3.58m x 3.00m) With double glazed window to rear, door to side, a range of matching eye level and base units, inset sink and drainer, gas cooker, space for kitchen appliances.

First Floor

Landing

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

Bedroom One



12' 4" x 11' 10" (3.76m x 3.61m) With double glazed window to front, radiator, built in wardrobes.

Property Details.

Bedroom Two



9' 11" x 9' 10" (3.02m x 3.00m) With double glazed window to rear, radiator.

Bedroom Three



9' 5" x 7' 4" (2.87m x 2.24m) With double glazed window to front, radiator.

Bathroom



With two obscure double glazed windows to rear, tiled walls, close coupled WC, wash hand basin, panelled bath with shower over.

Outside

Rear Garden



Outside, to the rear there is a generous rear garden which is enclosed and provides access to the garage. To the front, there is a front garden and a driveway.

Garage

With double doors to front, single door to rear, power and light connected.

Agents Note

Please note although the property has no onward chain, there is an outstanding grant of probate.

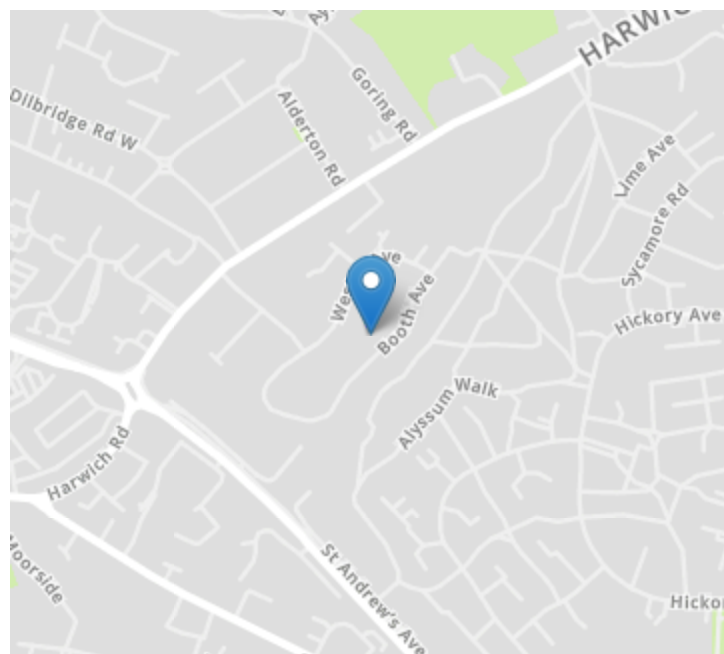
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plans, measurements of areas are only estimates. They are not intended to be used as a guide for the purchase of a property. They are not intended to be used as a guide for the purchase of a property. They are not intended to be used as a guide for the purchase of a property.

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.