



- Two Bedroom Semi-Detached Home
- No Onward Chain!
- South-East Colchester Position - Close To Amenities, Shops, Bus Network To City Centre
- Well-Proportioned Living Room
- Modern Kitchen With Space For Appliances
- First Floor Bathroom
- Two Double Bedrooms
- Generous Private & Enclosed Rear Garden
- Detached Garage & Off Road Parking

## 95 Cavendish Avenue, Colchester, Essex CO2 8BS.

Ideal First Home | Two-Bedroom Semi-Detached | Cavendish Avenue, CO2 - An exciting opportunity to acquire a well-presented two-bedroom semi-detached home, offered with no onward chain, ideally positioned in South-East Colchester and offering easy access to a wide range of useful amenities, local shops, and regular bus routes into Colchester City Centre. The accommodation begins with a welcoming entrance hall with stairs rising to the first floor, leading to a spacious dual-aspect reception room that is flooded with natural light. The kitchen is fitted with modern units and provides space for appliances. Upstairs, there are two well-proportioned double bedrooms and a tiled family bathroom, which could easily be reconfigured to include a shower if desired.



# Property Details.

## Ground Floor

### Entrance Hall

### Reception Room



### Kitchen



## First Floor

### Landing

### Master Bedroom



### Bedroom Two



# Property Details.

## Bathroom



8' 2" x 4' 8" (2.49m x 1.42m)

## Outside

### Garage



# Property Details.

## Floorplans



Total area: approx. 70.5 sq. metres (759.1 sq. feet)

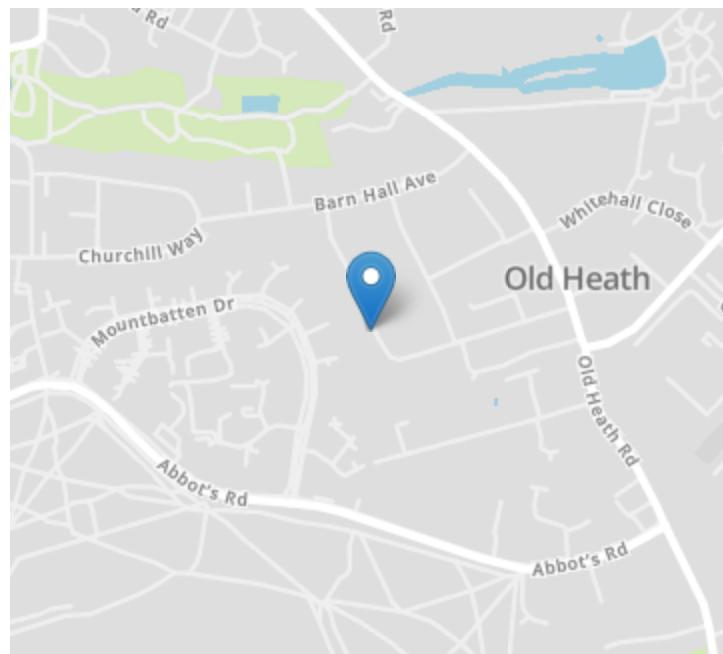
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any inaccuracies can be accepted. The measurements do not include any shared areas or land. The measurements do not include any shared areas or land. No guarantee can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Prospective buyers must make their own measurements.

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Plan produced using PlanItUp.

Cavendish Avenue, Colchester

## 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.

