



- Two Bedroom Semi-Detached Home
- Old Heath District, South-West Colchester
- Close To An Array Of Amenities, Shops & Transport Links
- Two Double Bedrooms
- Living Room With Cast Iron Fireplace
- Modern Kitchen-Diner
- First Floor Tiled Bathroom
- Impressive Private & Enclosed Rear Garden
- Off Road Parking On A Private Driveway
- No Onward Chain

68 Cavendish Avenue, Colchester, Essex . CO2 8BS.

****Guide Price £275,000 - £285,000**** Situated to the south-west of Colchester's city centre, residing along a peaceful residential street, resides this excellent two bedroom semi-detached home. Offered to the market with the added benefit of no onward chain, it presents itself as the ideal home for; first time buyers, couple or small family alike. Comprising of; a sizeable reception room, modern kitchen-diner, two double bedrooms and a first floor family bathroom, it offers a comfortable living space for all. Boasting an impressive rear garden and offering off road parking on a private driveway to the front, we encourage arranging your early viewing today to prevent inevitable disappointment.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, inset storage, radiator, stairs rising to floor, doors and access to:

Reception Room



11' 0" x 10' 5" (3.35m x 3.17m) Window to front aspect, feature brick wall, inset cast iron log burner, communication points, radiator

Kitchen-Diner



16' 3" x 9' 9" (4.95m x 2.97m) Window to rear aspect, patio doors to rear aspect (leading to rear garden), exposed brick chimney breast, radiator

Modern fitted kitchen comprising of; a range of base and eye level fitted units with worksurfaces over, inset oven, grill and extractor fan over, inset gas hob, inset stainless steel sink, drainer, taps over, space for fridge-freezer

First Floor

Landing

Stairs to ground floor, doors and access to:

Master Bedroom



13' 2" x 9' 9" (4.01m x 2.97m) Window to front aspect, radiator, over-stairs cupboard

Bedroom Two



10' 6" x 9' 8" (3.20m x 2.95m) Window to rear aspect, radiator

Property Details.

Family Bathroom



9' 9" x 5' 3" (2.97m x 1.60m) Window to rear aspect, radiator, W.C, wash hand basin, panel bath with shower over and screen, airing cupboard with inset boiler

Outside, Garden & Parking



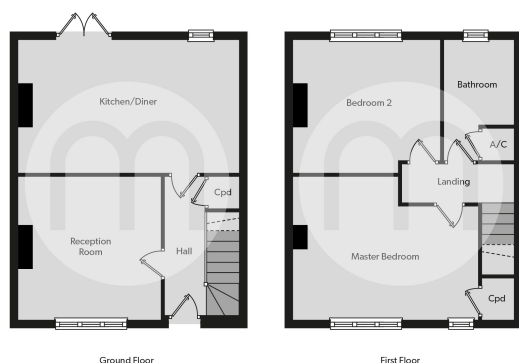
As mentioned previously the most impressive of rear gardens awaits, predominately laid to lawn and with a central pathway leading to the rear of the garden. Boundaries are formed by panel fencing and a secure gate provides side access to a front driveway, offering off road parking.

Additional Informaiton

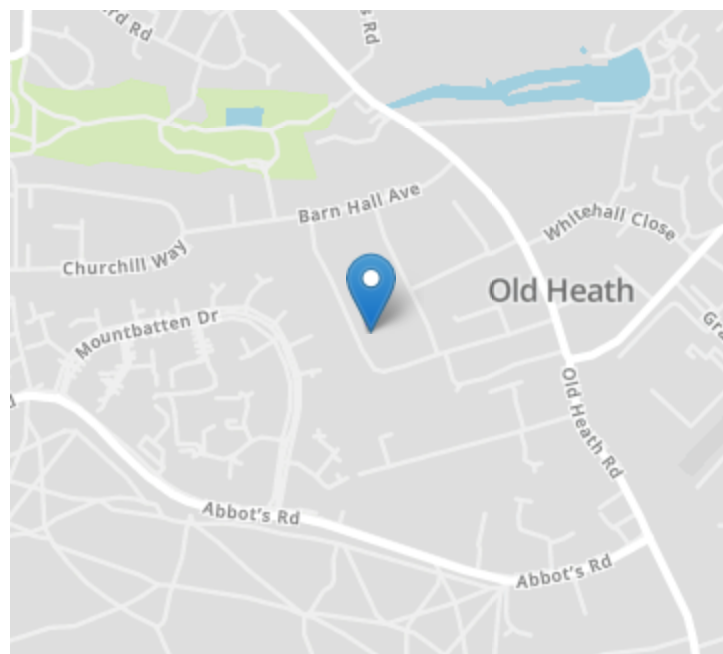
EPC awaited.

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.