



- 1930's Semi-Detached House
- Three Bedrooms
- Open Plan Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom
- Large Rear Garden
- Potential To Extend Subject To Planning Permission
- Driveway Providing Ample Off Road Parking
- South Colchester

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

A well proportioned three bedroom semi-detached home, positioned pleasantly to the South-East of Colchester, 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. Offered to the market in excellent condition this typical 1930's homes boast ample potential for future extensions subject to the relevant planning permission. Inside, the property features an entrance hall, a fitted kitchen, an open plan lounge/diner, three bedrooms all featuring built in storage and a first floor bathroom.



Property Details.

Ground Floor

Entrance Hall

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

Kitchen



13' 10" x 5' 8" (4.22m x 1.73m) With UPVC double glazed window to rear and glazed door to side, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, tiled splashbacks, space for kitchen appliances.

Open Plan Lounge/Diner



21' 3" x 10' 0" (6.48m x 3.05m) With UPVC double glazed window to front, French doors to rear, radiator, electric feature fireplace.

First Floor

Landing

With doors to;

Bedroom One



10' 8" x 9' 11" (3.25m x 3.02m) With UPVC double glazed window to rear, radiator, built in wardrobe, airing cupboard.

Bedroom Two



11' 4" x 7' 10" (3.45m x 2.39m) With UPVC double glazed window to front, radiator, built in wardrobe.

Property Details.

Bedroom Three



8' 1" x 7' 11" (2.46m x 2.41m) With UPVC double glazed window to front, radiator, built in cupboard.

Bathroom



With UPVC double glazed obscure window to side, radiator, panelled bath with shower over, tiled walls, low level WC, wash hand basin.

Outside

Rear Garden



To the rear, there is a very good sized rear garden which is enclosed by panel fencing and boasts an array of space for outdoor furniture and storage with two garden sheds to remain.

Front Garden

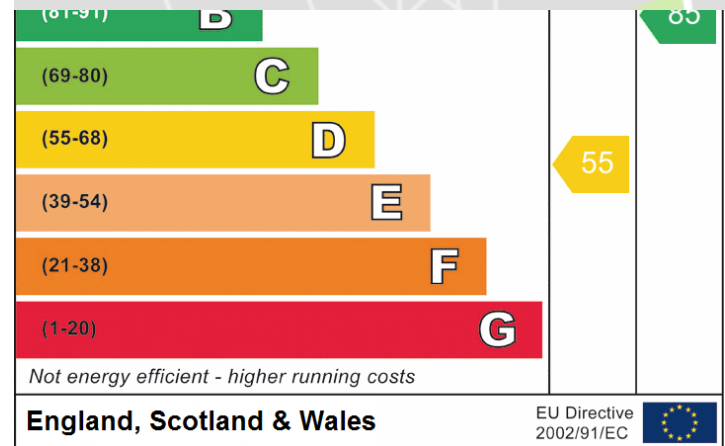
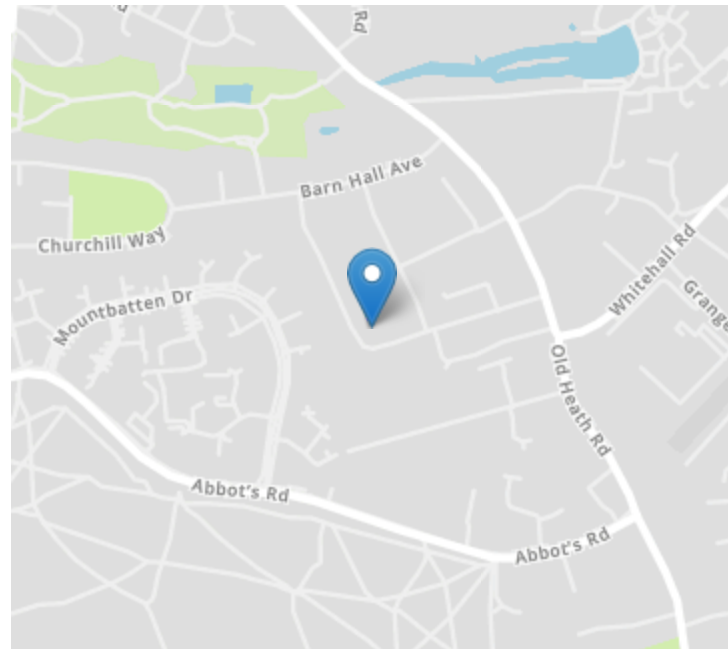
To the front, there is a driveway providing off road parking for two cars.

Property Details.

Floorplans



Location



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.