



- Well Presented Semi Detached Home
- South Colchester
- Large Living/Dining Room
- Modern Fitted Kitchen
- Sun Room
- Two Large Bedrooms
- Family Bathroom
- Garage And Off Road Parking
- No Onward Chain

**52 Cavendish Avenue, Colchester, Essex  
. CO2 8BS.**

This spacious and well presented two bedroom semi-detached home is situated to the South of Colchester and is in easy access of a range of local amenities. Presented to good order throughout by the current vendor, highlights of the ground floor accommodation includes a large living/dining room, modern fitted kitchen, study area & sun room. The entrance hall features an array of storage cupboards for everyday essentials. The first floor comprises of two large double bedrooms and a separate family bathroom suite.





# Property Details.

## Entrance Hall

UPVC entrance door to front aspect, radiator, two large storage cupboards, further door to:

## Inner Hall

9' 1" x 5' 9" (2.77m x 1.75m) Currently utilised as a study area by the current vendors, radiator, space for freestanding fridge/freezer, further door to living room, open plan to:

## Kitchen



7' 11" x 6' 1" (2.41m x 1.85m) Modern fitted kitchen comprising of a range of base and eye level units with wooden laminated working surfaces over, space for electric cooker with extractor fan over, inset stainless steel sink, drainer and taps over, space for washing machine, integrated slimline dishwasher, UPVC window to rear aspect

## Living Room/Dining Room



21' 4" x 10' 6" (6.50m x 3.20m) 21' 4" x 10' 6" (6.50m x 3.20m) UPVC window to rear aspect, radiator, variety of communication input/outputs, further door to:

## Sun Room



11' 8" x 7' 2" (3.56m x 2.18m) double doors to rear aspect leading to private rear garden

## First Floor

### First Floor Landing

Stairs to ground floor, further doors to:

### Master Bedroom



13' 2" x 9' 11" (4.01m x 3.02m) UPVC window to front aspect, radiator, storage cupboard (currently used as additional wardrobe space)

# Property Details.

## Bedroom Two



11' 1" x 10' 8" (3.38m x 3.25m) UPVC window to rear aspect, radiator, airing cupboard housing immersion tank

## Family Bathroom



Tiled bathroom suite comprising of a panel bath with shower attachment over, W.C, fully tiled shower cubicle, pedestal wash hand basin, chrome wall mounted towel rail

## Garden, Parking & Garage



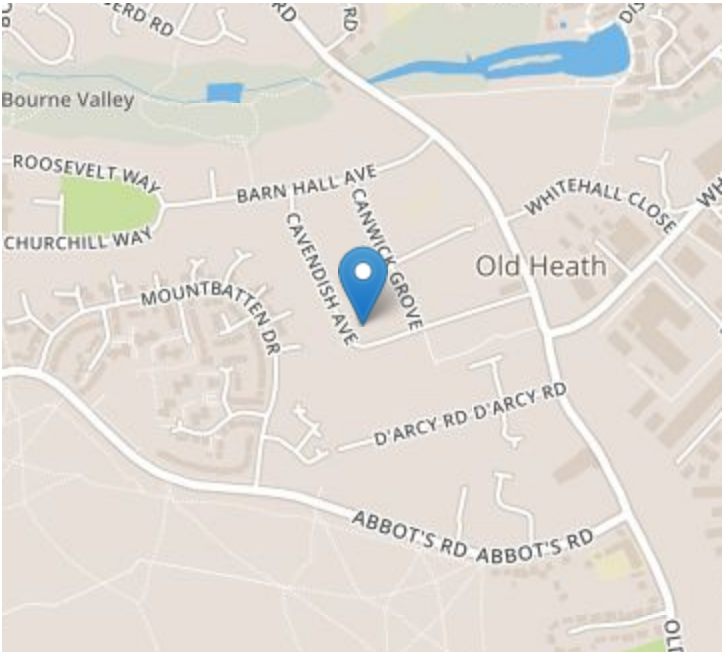
As previously mentioned this property benefits from a generous rear garden and features a large patio and lawn area, with a peaceful seating area to the rear. There is side access leading to the front driveway, where off road parking for two vehicles can be found and an attractive front garden, enclosed by a low brick wall and secure by cast iron gates. There is the added benefit of a garage with full power and up and over door.

# Property Details.

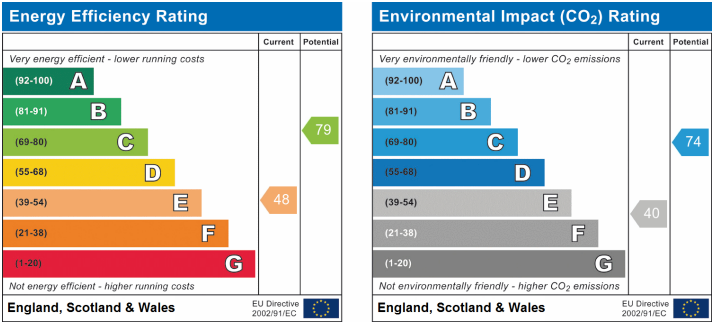
## Floorplans



## 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.