



- No Chain
- Three Bedroom Semi-Detached House
- Generous Plot With Potential To Extend Subject To Planning
- Kitchen/Diner And Utility Room
- Conservatory
- Good Sized Rear Garden
- Off Road Parking

**44 Hazell Avenue, Colchester, Essex.
CO2 9DP.**

Presented to the market in good order is this three bedroom semi-detached house, located to the south of Colchester in 'Shrub End' offering great access to nearby schools, shops and a variety of local amenities. Having been well maintained by the current owners this sizeable home would make an ideal purchase for the growing family or for the avid purchaser looking to extend and create their dream home. Offering on the ground floor an entrance hall, sizeable lounge, kitchen/diner with fitted units, utility room and a conservatory which has access to the rear garden. Whilst three generous bedrooms and a family bathroom complete the second floor.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, storage cupboard under, airing cupboard, doors to;

Lounge



13' 7" x 11' 3" (4.14m x 3.43m) With double glazed window to front, radiator, TV point.

Kitchen/Diner



19' 10" x 9' 4" (6.05m x 2.84m) With double glazed window to rear, French doors to conservatory, radiator, fitted kitchen with a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, space for kitchen appliances, door to utility room.

Utility Room

13' 3" x 8' 1" (4.04m x 2.46m) With double glazed window to front, space and plumbing for washing machine and tumble dryer.

Conservatory



11' 11" x 9' 6" (3.63m x 2.90m) Brick plinth and UPVC construction with French doors to the garden.

First Floor

Landing

With double glazed window to side, doors to;

Bedroom One



13' 1" x 11' 0" (3.99m x 3.35m) With double glazed window to front, radiator.

Property Details.

Bedroom Two



13' 1" x 9' 5" (3.99m x 2.87m) With double glazed window to rear, radiator.

Bedroom Three



8' 11" x 7' 7" (2.72m x 2.31m) With double glazed window to front, radiator.

Family Bathroom



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

Outside

Rear Garden



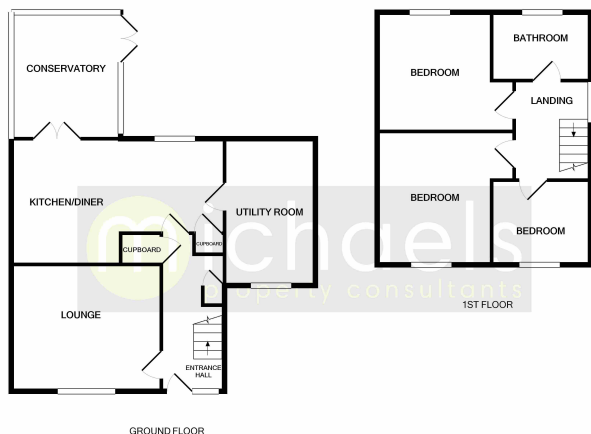
A good sized rear garden enclosed by fencing with gated side access. Mainly laid to lawn with a garden shed to remain.

Front Of The Property

A generous front garden offering potential for a large driveway.

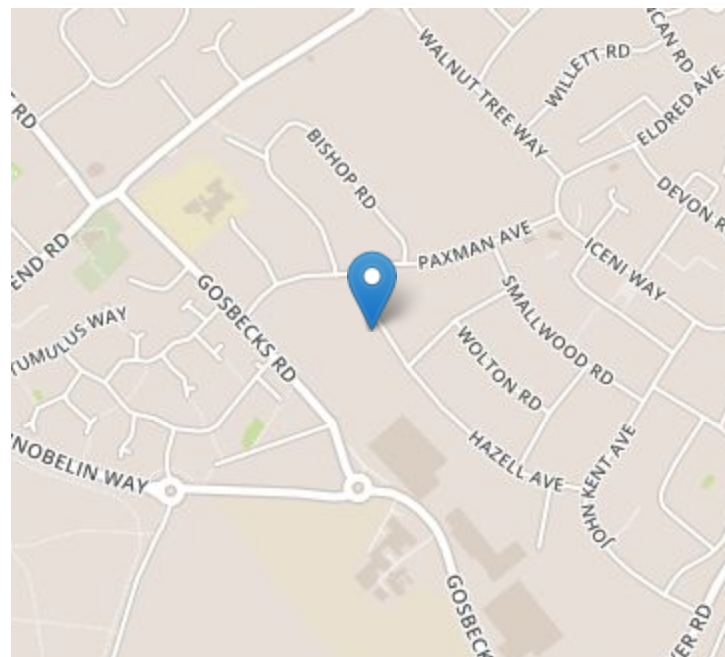
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.