



- Beautifully Present Throughout
- Bay Fronted Semi-Detached
- Original Features
- Two Double Bedrooms
- Tasteful Extension To The Rear
- Modern Fitted Kitchen
- Sizeable Dining Area
- Fully Tiled Four Piece Bathroom Suite
- Generous Rear Garden
- Private Driveway

94 St Andrews Avenue, Colchester, Essex. CO4 3AL.

This extremely spacious semi-detached house is situated on the East side of Colchester within walking distance to the Hythe mainline train station, The University of Essex and many well served bus routes along with choice of amenities. This charming 1930's bay fronted home comprises of spacious living room with original features leading to the tastefully extended kitchen/family room. The first floor offers two double bedrooms, both with built in wardrobes and a fully tiled four piece bathroom suite to complete the internal accommodation.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, Karndean flooring.

Living Room



13' 8" x 12' 9" (4.17m x 3.89m) UPVC Bay window to front aspect, bespoke wooden shutters, picture rails, open fire place with cast iron surround, TV and telephone points, Karndean flooring, radiator.

Kitchen/Diner



16' 6" x 16' 2" (5.03m x 4.93m) UPVC windows to rear and side aspect, a range of base and eye level units with work surfaces over, inset one and a half bowl sink unit with tap and drainer, tiled splash backs, space for appliances, spot lights, under stairs storage cupboard, plumbing for a washing machine, door leading to garden.

First Floor

Landing

UPVC window to side aspect, loft access to boarded loft, doors leading to;

Bedroom One



11' 2" x 10' 7" (3.40m x 3.23m) UPVC window to front aspect, fitted blinds, two double built in mirrored wardrobes, over stairs cupboard, picture rails, radiator.

Bedroom Two



10' 8" x 8' 0" (3.25m x 2.44m) UPVC window to rear aspect, built in wardrobes, picture rails, radiator.

Property Details.

Bathroom



UPVC frosted window to rear aspect, high level WC, pedestal wash hand basin, full tiled shower cubicle, corner bath with shower rinser, picture rails, fully tiled walls, radiator with chrome towel rail.

Garden & Parking

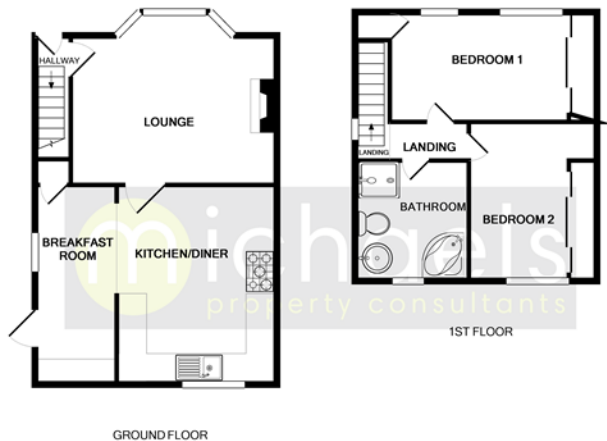


The very generous rear garden comprises of a patio area, step up to the landscaped lawn with flower beds, tree and shrubs, garden tap, gated side access, fully enclosed by panel fencing. There is a detached summer house with power and light connected measuring 11'5 x 14'6, there is a integrated storage shed accessed externally.

To the front of the property there is a private driveway providing off road parking for two cars. There is a shared access way to the side of the property giving access to the rear garden.

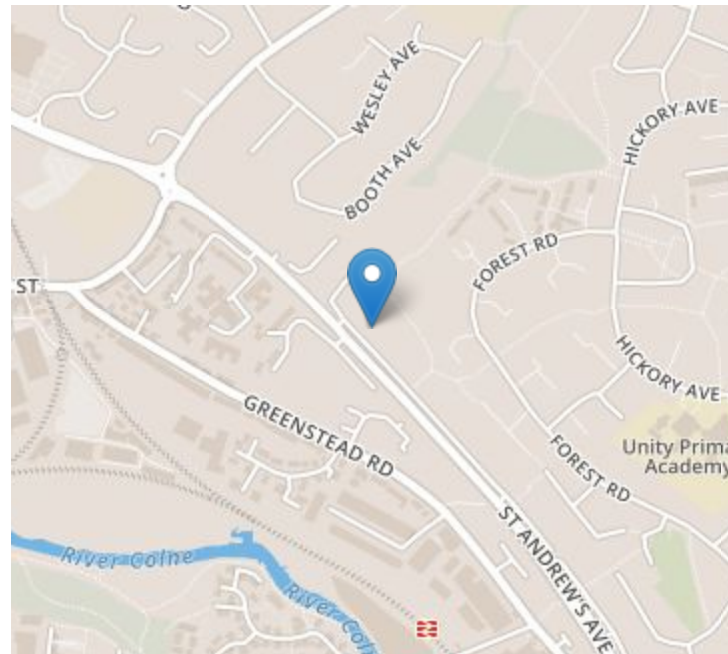
Property Details.

Floorplans

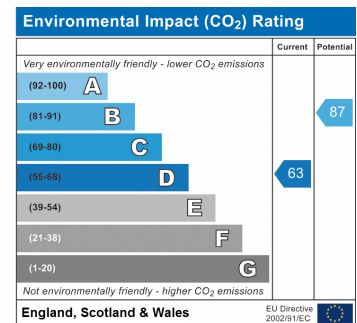
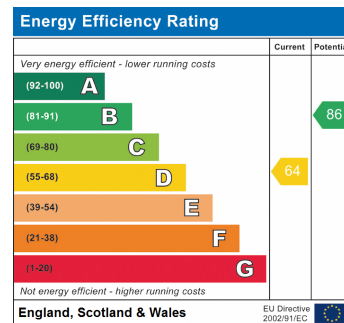


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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