



- Guide Price £260,000 - £270,000
- Beautiful 1930's Semi Detached Property
- Double Bay Fronted
- Kitchen/Family Room
- Separate Living Room
- Three Sizeable Bedrooms
- Cloak Room And Family Bathroom
- Front & Rear Gardens
- Private Driveway
- Close To Station & Town Centre

### 32 St Andrews Avenue, Colchester, Essex. CO4 3AP.

GUIDE PRICE £260,000 - £270,000 This beautifully presented double bay fronted 1930's semi detached family home is located in a sought after area of Colchester offering good access to the A12, mainline train stations to London Liverpool Street, many choices of shops & supermarkets and very popular primary & secondary school catchments. The property has been extended on the ground floor to give a very sizeable kitchen/family room to the rear aspect, a separate living room to the front with an open free place and a cloak room to complete the ground floor. The first floor offers three very good sized bedrooms and modern family bathroom.



# Property Details.

## Entrance Hall

Entrance door, stairs rising to first floor, doors leading to;

## Living Room



15' 5" x 12' 9" (4.70m x 3.89m) Double glazed bay window to front aspect, T.V & phone points, radiator.

## Kitchen/Family Room



16' 9" x 15' 3" (5.11m x 4.65m) Double glazed window to rear aspect, a range of wall and base units, inset sink & drainer unit, plumbing for a washing machine, space for fridge freezer, electric oven with gas hob, tiled splash backs, two radiators, door way leading to rear porch way with double glazed door to the rear garden and door leading to cloak room.

## Cloak Room

Low level WC, wash hand basin, radiator.

## First Floor

## Landing

Double glazed window to side aspect, doors leading to;

## Bedroom One



12' 3" x 11' 4" (3.73m x 3.45m) Double glazed window to front aspect, loft access, radiator.

## Bedroom Two



9' 10" x 9' 10" (3.00m x 3.00m) Double glazed window to rear aspect, radiator.

# Property Details.

## Bedroom Three



8' 5" x 6' 9" (2.57m x 2.06m) Double glazed window to rear aspect, radiator.

## Family Bathroom



Double glazed window to front aspect, low level WC, wash hand basin, L shape panel bath with mixer taps and shower rinser, part tiled walls, chrome heated towel rail.

## Outside

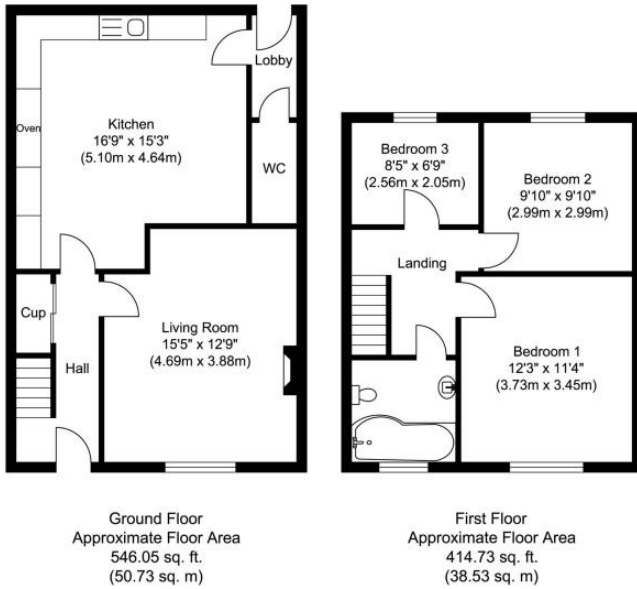


To the front of the property there is a generous driveway providing off road parking for several cars, a small front garden with mature trees and shrub surround, gated access to the rear.

The very sizeable rear garden comprises of a paved patio area, large landscaped lawn with tree, flowers and shrub surround, garden tap, shed to remain, fully enclosed with panel fencing.

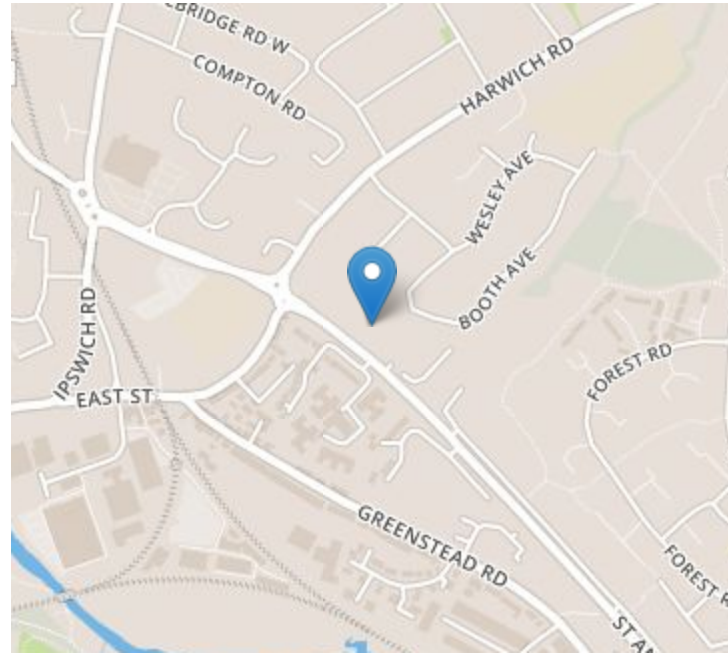
# Property Details.

## Floorplans

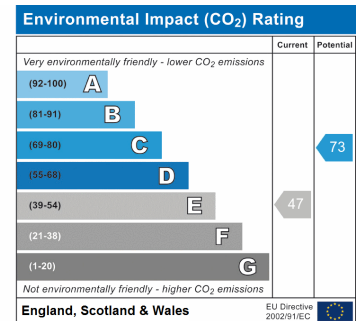
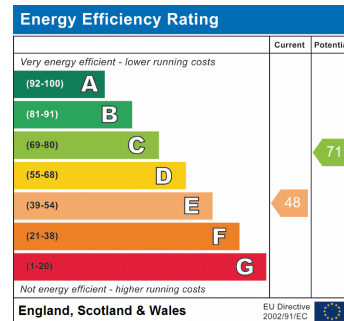


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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