



Cavendish Avenue, Colchester, CO2 8BT

Guide price £325,000

THREE BEDROOM SEMI-DETACHED HOUSE with driveway, garage and large garden. Situated in Old Heath within walking distance just of local shops and schooling. The property has a large open plan living / dining room, kitchen with breakfast bar, walk-in pantry, gas cooker & fridge freezer and door to the garden. Gas central heating and UPVC double glazing. OFFERED WITH NO ONWARD CHAIN.

Ground Floor

Entrance Hall

12'2" x 3'0" (3.73 x 0.92)



Radiator, clothes hook, stairs to first floor landing

Living Room

10'4" x 10'1" (3.15 x 3.08)



Bay window to front, open fire with red brick surround, radiator, open plan to dining area

Dining Area

11'6" x 10'5" (3.52 x 3.19)



Window to rear and side, radiator

Kitchen

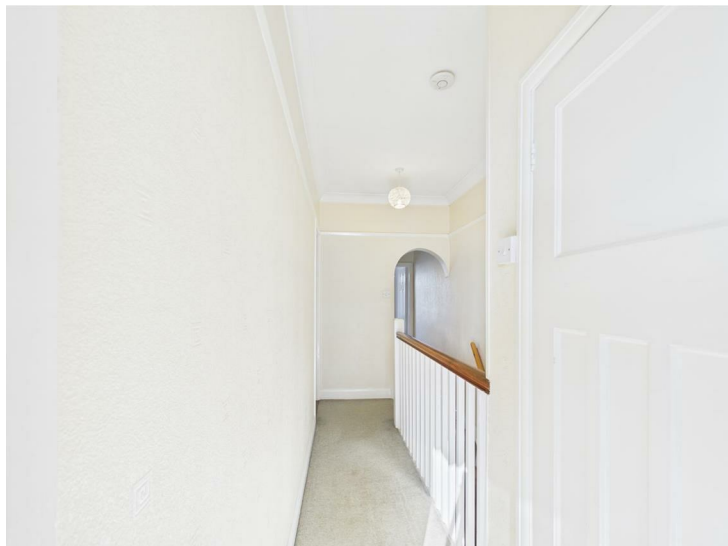
11'11" x 7'11" (3.65 x 2.42)



Window to rear and side plus door to garden. Fitted with a range of wall and floor mounted units and roll-top work surfaces with a stainless steel one and half bowl sink with mixer tap over, walk-in pantry. radiator, breakfast bar, free standing gas cooker with extractor hood over, fridge freezer.

First Floor Landing

11'5" x 5'2" (3.49 x 1.59)



Boiler in cupboard, access to loft space

Bedroom Two

11'7" x 8'0" (3.54 x 2.44)



Window to rear, radiator

Bedroom One

10'5" x 13'7" (3.19 x 4.16)



Window to front, radiator

Bedroom Three

6'2" x 7'10" (1.89 x 2.41)



Window to rear, radiator

Bathroom

6'2" x 7'10" (1.89 x 2.41)



Window to side, Paneled bath with Triton electric shower over, wash hand basin, low level WC, radiator

Outside Front

Driveway for two vehicles with gated access to the side giving access for a small car to the garage.

Outside Rear

100 (30.48m)



Approx. 100 foot fully enclosed rear garden with paved patio area, lawns and borders with various mature trees and shrubs.

Garage

20'2" x 9'11" (6.16 x 3.04)



Vehicular door to the front and personal door to the side, power and lighting fitted. Note: access to the garage via the gate is limited to a small car (Approx. width of access 1.95m)

Material Information

Colchester City Council

Council Tax Band B

Freehold

No onward chain sale

Standard brick faced construction with tiled roof.

Mains electricity, gas, water and drainage / sewerage are all connected.

Broadband speeds: 12 - 1000 Mbps

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

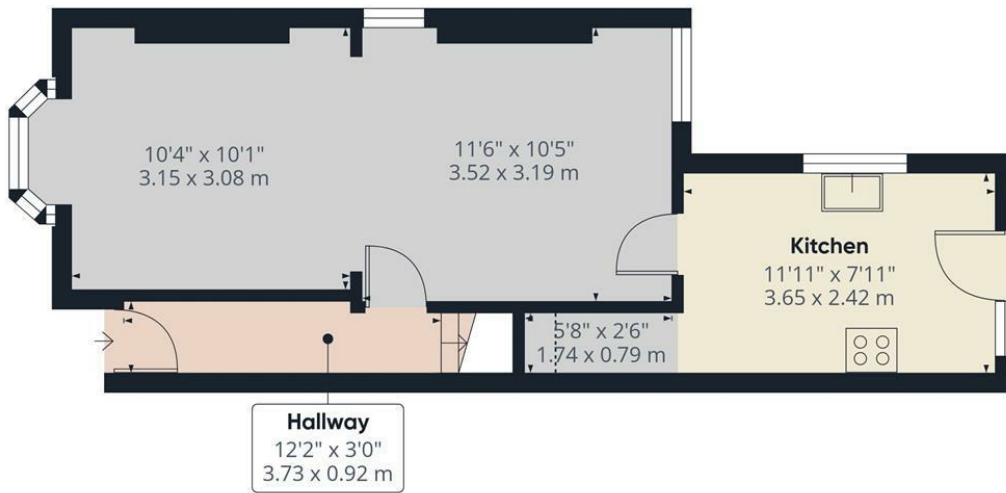
We believe normal mobile phone coverage is available but please check with your supplier

AML Legislation

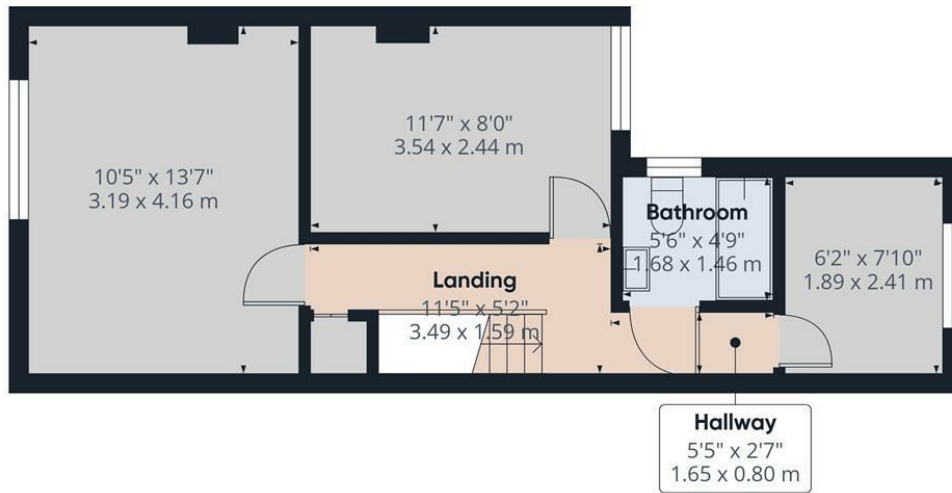
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks. This fee is non-refundable under any circumstances.

Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Ground Floor



Floor 1

Approximate total area¹⁾

752 ft²
69.9 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

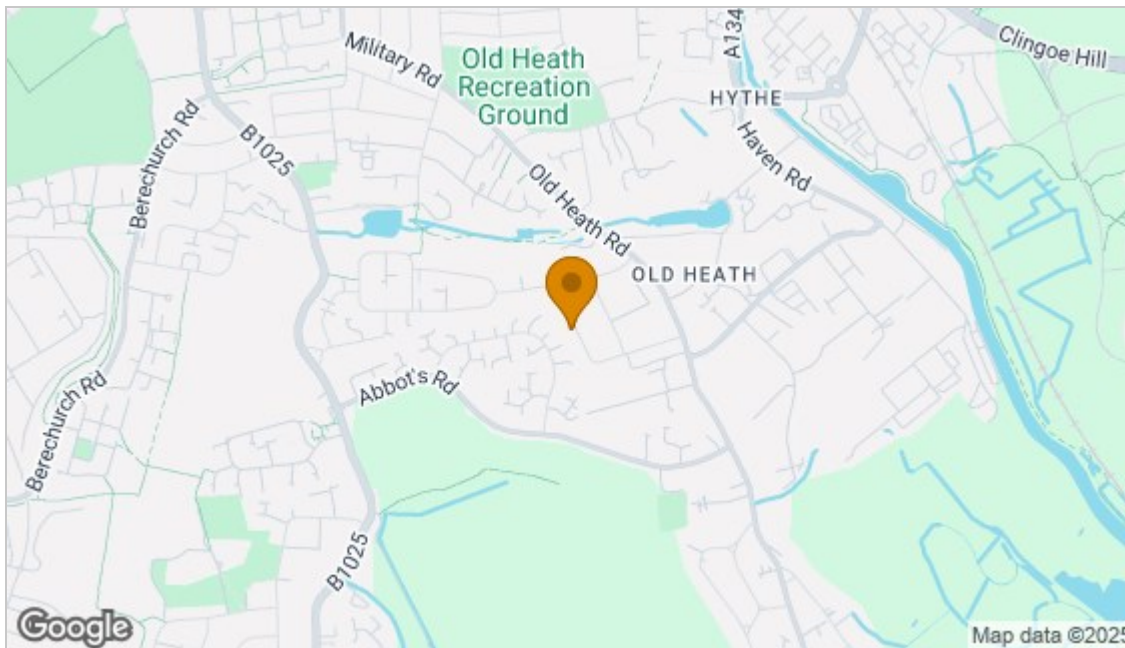
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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