



John Kent Avenue, Colchester, CO2 9EX

welcome to

John Kent Avenue, Colchester

Offered with NO ONWARD CHAIN, this two bedroom second floor maisonette is situated in the Shrub End area of Colchester, offering good access to local amenities and schools. The property benefits from its own private garden and driveway parking for two cars.



This spacious second floor maisonette is situated on the south west side of Colchester, a little over 2 miles from St Botolphs Train Station and Colchester's City Centre.

The property benefits from its own entrance door with accommodation comprising entrance hall, cloakroom, lounge, kitchen, two large double bedrooms and bathroom. Externally the property benefits from generous private garden and off road parking for two cars.

Entrance Porch

Upvc double glazed entrance door to front, stairs to first floor, space for freezer.

Entrance Hall

Carpet, loft access, radiator, doors to:

Cloakroom

Tiled floor and walls, upvc double glazed window, low level w.c.

Lounge

17' 4" max x 10' 9" max (5.28m max x 3.28m max)
Two upvc double glazed windows to front, carpet, radiator, cupboard, electric radiator.

Kitchen

10' 1" max x 7' 5" max (3.07m max x 2.26m max)
Laminate flooring, built-in cupboards and pantry, base and eye level units, roll top work surfaces, sink and drainer unit, plumbing for washing machine, space for appliances, radiator, upvc double glazed window to rear.

Bedroom One

14' 9" x 9' (4.50m x 2.74m)
Upvc double glazed window to rear, upvc double glazed window to side, built-in cupboard, carpet, radiator.

Bedroom Two

15' 3" x 8' 6" (4.65m x 2.59m)
Upvc double glazed windows to front and side, carpet, radiator, built-in cupboard.

Bathroom

Panel enclosed bath, low level w.c., wash hand basin, heated towel rail, tiled walls and flooring, upvc double glazed window to rear.

Outside

The rear garden is laid to lawn and enclosed by panel fencing, with separate patio area and shed.
There is a driveway providing off road parking for two cars with gated access.



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welcome to

John Kent Avenue, Colchester

- NO ONWARD CHAIN
- Second Floor Apartment
- Spacious Living Accommodation
- Cloakroom & Bathroom
- Two Generous Double Bedrooms
- Large Private Garden
- Two Parking Spaces

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 220.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 1984.

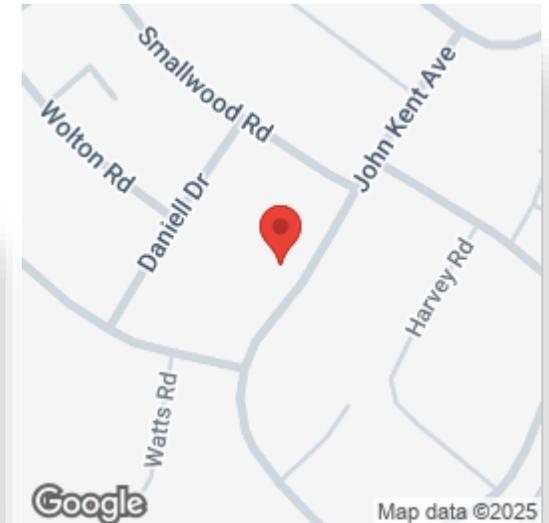
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
CCS120486 - 0002

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