



Arnold Drive, Colchester, CO4 3YZ

welcome to

Arnold Drive, Colchester

Offered with NO ONWARD CHAIN, this semi detached family home has recently undergone extensive renovation. The property is situated off Avon Way on the east side of Colchester, offering excellent access to local shops, amenities, schools, transport links and the University of Essex.



This extensively refurbished home is conveniently situated for access to amenities and transport links and is offered with no ongoing chain. The property benefits from new double glazed windows with a 10 year guarantee on windows and doors.

Ground floor accommodation comprises entrance hall, cloakroom, modern kitchen/diner, living room with doors onto the garden and useful converted garage which offers huge versatility as a fourth bedroom/study/dining room.

The first floor offers three good size bedrooms and a modern family bathroom.

Externally there is an enclosed rear garden and driveway parking

Entrance Door To:

Entrance Hall

Radiator, stairs to first floor with storage cupboard under, doors to:

Cloakroom

Checkerboard tiled floor, low level w.c., wash hand basin, small upvc double glazed frosted window to front.

Kitchen

13' 7" max x 11' 3" max (4.14m max x 3.43m max)
Range of matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashback, space for appliances, boiler, breakfast bar, double glazed window to front, checkerboard tiled floor.

Lounge

17' 6" x 12' 5" (5.33m x 3.78m)
Radiator, upvc double glazed patio doors to rear leading to garden.

Bedroom Four/Study/Dining Room

14' 7" x 7' 6" (4.45m x 2.29m)

With power and light, double glazed window to front.

First Floor Accommodation

Landing

Two built-in cupboards, doors to:

Bedroom One

13' 4" max x 11' 4" max (4.06m max x 3.45m max)

Radiator, built-in wardrobe recess, double glazed window to rear.

Bedroom Two

12' 8" max x 9' 4" max into door recess (3.86m max x 2.84m max into door recess)

Radiator, built-in wardrobe recess, double glazed window to front.

Bedroom Three

9' 7" max x 7' 8" max (2.92m max x 2.34m max)

Radiator, large double glazed window to rear, built-in cupboard.

Bathroom

Modern white suite comprising panel enclosed bath with shower over, low level w.c. and wash hand basin with cupboards under, checkerboard tiled floor, heated towel rail, frosted double glazed window to front.

Outside

There is a rear garden which is laid to lawn and patio, all enclosed by panel fencing.

There is a driveway to the front of the property providing off road parking.



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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welcome to

Arnold Drive, Colchester

- NO ONWARD CHAIN
- Semi Detached Family Home
- Spacious Living Accommodation
- Converted Garage/Study
- Three Good Size Bedrooms
- Cloakroom & Bathroom
- Rear Garden & Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120566 - 0003

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