



**Salisbury Avenue, COLCHESTER, CO3 3DW**



**welcome to**

**Salisbury Avenue, COLCHESTER**

This lovely semi detached house is situated on the west side of Colchester on Salisbury Avenue, in the popular Lexden area of Colchester. The property offers excellent access to popular schools, and within walking distance of the city centre and train station.



**Early viewing is strongly advised of this beautifully presented semi detached house situated in a popular location with excellent access to amenities and transport links. Ground floor accommodation comprises living room, dining room and modern kitchen/breakfast room. The first floor offers two double bedrooms and a shower room. Externally there is an enclosed rear garden.**

#### **Entrance Door To:**

#### **Entrance Hall**

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

#### **Living Room**

12' 2" max x 10' 11" + bay recess ( 3.71m max x 3.33m + bay recess )  
Double glazed bay window to front with fitted blind, feature fireplace, radiator, carpet, opening to:

#### **Dining Room**

11' 10" x 10' 6" max ( 3.61m x 3.20m max )  
Double glazed window to rear with fitted blind, radiator, carpet, door to hallway.

#### **Kitchen**

15' 9" max x 9' 2" max ( 4.80m max x 2.79m max )  
Range of comprehensive base and eye level units, work surfaces, inset sink and drainer unit, integrated double oven, inset hob with extractor over, further integrated appliances, double glazed window to rear with blind, double glazed window with blind to side and door to side.

#### **First Floor Accommodation**

#### **Landing**

With doors to:

#### **Bedroom One**

16' 4" x 11' 11" ( 4.98m x 3.63m )  
Two double glazed windows to front, radiator, carpet.

#### **Bedroom Two**

11' 11" x 10' 8" ( 3.63m x 3.25m )  
Double glazed window to rear, feature cast iron fireplace, radiator, carpet.

#### **Shower Room**

Double shower cubicle, concealed cistern w.c. and wash hand basin set into vanity unit with cupboards above and below, part tiled walls, radiator, built-in cupboards, double glazed window to rear.

#### **Outside**

Gated access to chequered tiled pathway leading to entrance door. Small garden area to front with inset shrubs and hedging.

The rear garden comprises of various sections with patio areas, artificial lawned area and steps up to further raised area to the rear. There are various sheds and outbuildings, all enclosed by panel fencing.

Salisbury Avenue benefits from permit parking.



**view this property online** [williamhbrown.co.uk/Property/CCS121126](http://williamhbrown.co.uk/Property/CCS121126)



welcome to

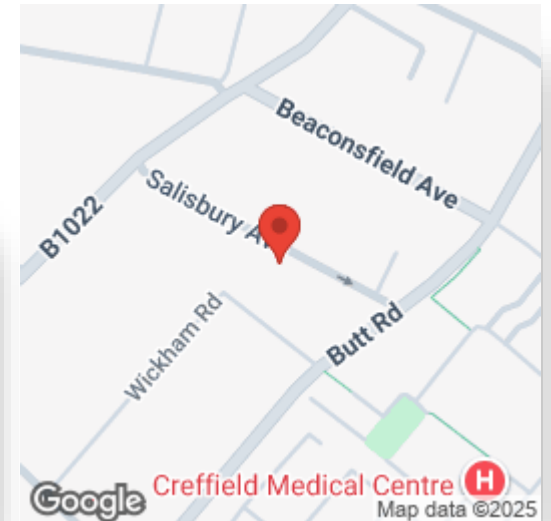
## Salisbury Avenue, COLCHESTER

- Attractive Semi Detached House
- Living Room & Dining Area
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Shower Room
- Enclosed Rear Garden
- POPULAR LEXDEN LOCATION

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS121126 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**