



Booth Avenue, Colchester, CO4 3AZ



welcome to

Booth Avenue, Colchester

Offered with ***NO ONWARD CHAIN*** this excellent ***SEMI-DETACHED HOUSE*** provides ***SUBSTANTIAL ACCOMMODATION*** making the ***PERFECT HOME FOR GROWING FAMILIES***. Situated in a ***SOUGHT-AFTER RESIDENTIAL AREA*** the property is convenient for ***LOCAL SCHOOLS***, various shops, ***BUS SERVICES*** and the A12/A120.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Entrance Hall

Double glazed window to the side aspect, radiator, built-in under-stairs cupboard, tiled flooring, stairs rising to the first floor and doors leading to;

Shower Room / Wc

Obscure double glazed window to the front aspect, shower quadrant with adjustable shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, tiled walls and tiled flooring.

Kitchen / Breakfast Room

13' 8" x 10' max (4.17m x 3.05m max)
Part double glazed side door to the side path, double glazed window to the side aspect, single sink and drainer with mixer tap inset to the worktop, range of high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a dishwasher and washing machine, built-in under-stairs cupboard, radiator and tiled flooring.

Living Room

18' 4" x 10' 2" max (5.59m x 3.10m max)
Double glazed window to the front aspect, period style fireplace feature, radiator and open access to:

Inner Lobby

Double glazed door opening onto the rear garden, built-in wardrobes with sliding doors, laminate flooring (with underfloor heating) and sliding doors leading to:

Study / Bedroom Five

10' 6" x 9' 8" (3.20m x 2.95m)
Double glazed window to the rear, inset spotlights and laminate flooring (with underfloor heating).

First Floor Landing

Double glazed window to the side aspect, access to the loft (housing the boiler), built-in cupboard, inset spotlights and doors leading to;

Bedroom One

11' 4" x 9' 2" max (3.45m x 2.79m max)
Double glazed window to the rear aspect, radiator and laminate flooring.

Bedroom Two

9' 10" x 9' 6" max (3.00m x 2.90m max)
Double glazed window to the rear aspect, radiator and laminate flooring.

Bedroom Three

10' 2" x 9' 8" (3.10m x 2.95m)
Double glazed window to the front aspect, radiator and laminate flooring.

Bedroom Four

8' 2" x 7' (2.49m x 2.13m)
Double glazed window to the front aspect, built-in cupboard, radiator and laminate flooring.

Family Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and waterfall shower head over, wash hand basin with mixer tap, low level WC, chrome heated towel rail, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly paved with the remainder laid to lawn, a wooden shed and further access to the side.

Parking

There is a block paved driveway to the side of the property providing off road parking.



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welcome to

Booth Avenue, Colchester

- Four/Five Bedrooms
- Semi-Detached Family House
- High-Gloss Kitchen/Breakfast Room
- Study/Bedroom Five
- Bathroom & Shower Room

Tenure: Freehold EPC Rating: C

£374,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108870 - 0005

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