

# **Booth Avenue, Colchester, CO4 3AZ**

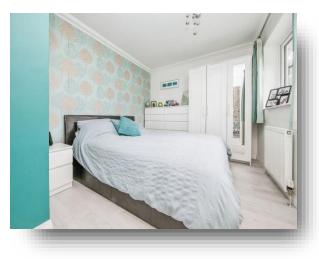


## welcome to

## **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 ad 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" (  $3.20m \times 2.95m$  ) 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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## **Booth Avenue, Colchester**

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

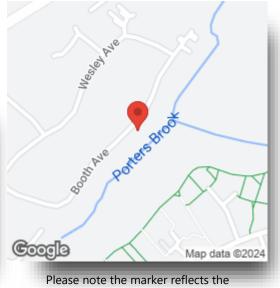
Tenure: Freehold EPC Rating: C

# £374,995









postcode not the actual property



Property Ref: CSJ108870 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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