



Wentworth Avenue, Colchester, CO4 6BB

welcome to

Wentworth Avenue, Colchester

This fantastic SEMI-DETACHED TOWNHOUSE is BEAUTIFULLY PRESENTED making the PERFECT HOME FOR GROWING FAMILIES. Situated on this SOUGHT-AFTER DEVELOPMENT the property is ideal for LOCAL SCHOOLS, various shops, NORTHERN GATEWAY, Colchester General Hospital, COLCHESTER NORTH STATION and the A12/A120.



Entrance

The property is entered via the front door leading to:

Entrance Hall

Built-in understairs cupboard, built-in media cupboard, radiator Amtico flooring and doors leading to;

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap, tiled splashbacks, radiator, extractor fan, inset spotlights and Amtico flooring.

Kitchen / Breakfast Room

12' 4" x 9' max (3.76m x 2.74m max)
Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, range of white high-gloss wall and floor mounted matching cupboards and drawers (housing the Ideal Logic boiler), integral fridge, freezer, dishwasher and washing machine, built-in electric double oven with four-ring induction hob and cooker hood over, inset spotlights and Amtico flooring.

Lounge / Dining Room

13' 10" x 12' 6" (4.22m x 3.81m)
Double glazed French doors (with shutters) opening onto the rear garden (flanked with double glazed windows), radiator and Amtico flooring.

First Floor Landing

Radiator and doors leading to;

Bedroom Two

14' x 12' 8" (4.27m x 3.86m)
Double glazed window to the rear aspect and a radiator.

Bedroom Three

9' 6" x 7' 2" (2.90m x 2.18m)
Double glazed window to the front aspect and a radiator.

Family Bathroom

Enclosed panel bath with mixer tap and adjustable shower head, pedestal wash hand basin with mixer tap, low level WC, radiator, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Lobby Area

Double glazed window (with shutters) to the front aspect, radiator and stairs leading to the second floor master bedroom.

Bedroom One

22' x 10' 8" max (6.71m x 3.25m max)
Double glazed dormer window to the front aspect with shutters, double glazed skylight window to the rear aspect, built-in eaves storage, radiator and a door leading to:

En-Suite Shower Room

Double glazed skylight window to the rear aspect, double shower cubicle with adjustable shower head/mixer tap, pedestal wash hand basin with mixer tap, low level WC, radiator, shaver point, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a paved patio area, external tap and external lighting.

Garage

23' x 9' (7.01m x 2.74m)

Up and over door to the front, part double glazed side door with power and lighting connected.

Parking

There is a block paved driveway to the side of the property proving off road parking for two vehicles.

Agents Notes (section 21)

Under the terms of Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.



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welcome to

Wentworth Avenue, Colchester

- Three Bedrooms
- Semi-Detached Townhouse
- Master with En-Suite Shower
- Stylish High-Gloss Kitchen
- Attractive Rear Garden

Tenure: Freehold EPC Rating: B

offers in excess of

£375,000

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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Please note the marker reflects the postcode not the actual property



Property Ref:
CSJ109053 - 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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