



Avon Way, COLCHESTER, CO4 3TR

welcome to

Avon Way, COLCHESTER

£290,000-£310,000 Guide. This excellent MID-TERRACE HOUSE is particularly WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL AREA the property is convenient for SCHOOLS, shops, BUS ROUTES and the A12/A120. Early viewing is highly recommended.



Entrance

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

Hallway

Stairs rising to the first floor and a door leading to:

Living Room

14' x 13' 10" max (4.27m x 4.22m max)

Double glazed bow window to the front aspect, built-in understairs cupboard, radiator and part glazed French doors leading to:

Kitchen / Dining Room

17' x 10' 6" max (5.18m x 3.20m max)

Double glazed French doors opening onto the rear garden flanked with double glazed windows, further double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range wall and floor mounted matching cupboards and drawers (housing the Ideal Logic boiler), built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher, built-in larder cupboard, further built-in cupboard and tiled flooring.

First Floor Landing

Built-in airing cupboard (housing the water tank with shelving) and doors leading to;

Bedroom One

12' 8" x 9' 6" max (3.86m x 2.90m max)

Double glazed window to the rear aspect and a radiator.

Bedroom Two

12' x 8' plus recess (3.66m x 2.44m plus recess)

Double glazed window to the front aspect and a radiator.

Bedroom Three

9' x 8' 10" max (2.74m x 2.69m max)

Double glazed window to the front aspect and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap, adjustable shower head with mixer tap, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, shaver point and tiled walls.

Rear Garden

The rear garden is partly laid to lawn with a block paved patio, further paved patio area to the rear, flower beds to the side, summerhouse, external tap and further gated access to the rear.

Garage

17' x 7' 6" (5.18m x 2.29m)

The garage can be found to the rear of the property with electric retractable door to the front and power/lighting connected.

Parking

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



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welcome to

Avon Way, COLCHESTER

- Three Bedrooms
- Mid-Terrace Family House
- Kitchen/Dining Room
- First Floor Bathroom
- Attractive Rear Garden

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

guide price

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109592 - 0003

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