



**3 bedroom
Semi-Detached
House located
in Colchester.**

**Guide Price
£280,000 - £300,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Cavendish Avenue Colchester CO2 8BT

FULL DESCRIPTION

THE HOME

The house has been thoughtfully updated for day-to-day practicality, including updates to the electrical and heating systems, with a new boiler and the option to add an immersion heater.

The interior consists of a cosy entrance hall, leading to a combined living and dining area, a functional kitchen with oak cupboards, and an additional room for extra living space. A cloakroom is also available on the ground floor for convenience.

Moving upstairs, the first floor houses a main bedroom complete with built-in storage, alongside two more bedrooms and a family bathroom. There's also a loft room accessed by a ladder, suitable for various uses like a quiet study or hobby space.

The outside area includes a tidy garden and includes a sizeable patio area with a covered section that houses a pizza/Portugal oven perfect for gatherings. The greenery of the lawn, along with the utility of an outdoor shed and woodshed, complement the space. For parking convenience, there is a brick-built garage plus a driveway that accommodates two vehicles, providing an added benefit for homeowners.

LOCATION

This pleasant semi-detached house with three bedrooms is nicely situated in the southern part of Colchester, within easy reach of schools, local shops, the city centre, and the train station with services to London

RECEPTION ROOM

12' 7" x 9' 7" (3.84m x 2.92m)

DOWNSTAIRS WC

5' 5" x 3' 9" (1.65m x 1.14m)

KITCHEN

12' 2" x 8' 1" (3.71m x 2.46m)

LOUNGE

11' 8" x 10' 8" (3.56m x 3.25m)

LIVING ROOM

11' 0" x 10' 3" (3.35m x 3.12m)

MASTER BEDROOM

13' 9" x 10' 6" (4.19m x 3.2m)

BEDROOM TWO

11' 8" x 8' 2" (3.56m x 2.49m)

BEDROOM THREE

8' 0" x 7' 0" (2.44m x 2.13m)

BATHROOM

7' 0" x 5' 3" (2.13m x 1.6m)

LOFT ROOM

13' 10" x 11' 1" (4.22m x 3.38m)

GARAGE

15' 2" x 6' 9" (4.62m x 2.06m)



3



1



2



C



F



1,020



FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

CONTACT

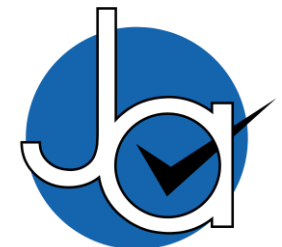
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