



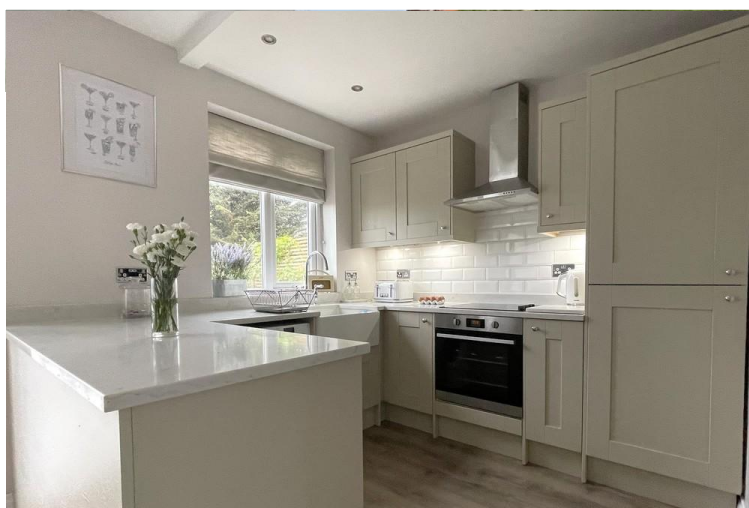
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DAVID MARTIN
GROUP

St. Andrews Avenue
Colchester, CO4 3AJ

£325,000
EPC Rating 'TBC'

- Two Bedroom Semi-Detached House
- Fully Renovated
- Large garden 175ft, approx
- Open Plan Living Space





Property Description

David Martin Estate Agents are delighted to present this fully renovated, spacious two-bedroom semi-detached home, within walking distance of Colchester city centre, local shops, and schools. The property features an inviting entrance hall with a built-in storage cupboard, a stylish contemporary kitchen/diner with double doors opening onto the rear garden, and an inviting lounge with a log burner and bay window with fitted shutters. Upstairs, there are two spacious double bedrooms, a walk-in dressing room with built-in shelves and hanging rails, and a modern family bathroom with roll-top bath and separate shower. Outside, the home benefits from a block-paved driveway for off-road parking and a rear garden extending approximately 175ft, complete with a patio area, pergola, and a large storage shed at the rear.





ENTRANCE HALL

Enter the property via entrance door to front aspect, Luxury Vinyl Flooring, radiator, built in storage cupboard, stair rising to first floor landing.

KITCHEN/DINER

17' 07" x 8' 05" (5.36m x 2.57m) Comprehensively fitted with a range of wall and base units with Quartz work top over and inset sink with mixer tap, tiled splash back, oven, four ring electric hob with extractor over, integrated fridge/freezer, space for washing machine, radiator, spotlights, Luxury Vinyl Flooring, window and double doors to rear garden, open to:



LOUNGE

11' 10" x 7' 10" (3.61m x 2.39m) Bay window to front with fitted shutters, radiator, fireplace with inset log burner, built in shelving.

LANDING

Loft access, window to side.

BEDROOM ONE

11' 05" x 10' 03" (3.48m x 3.12m) Window to rear, radiator, wood-panelled feature wall

BEDROOM TWO

11' 10" x 7' 10" (3.61m x 2.39m) Window to front, radiator, half-height wood panelling, door to:



DRESSING ROOM

8' 00" x 5' 05" (2.44m x 1.65m) Window to front, Wall mounted gas fired boiler, spotlights, fitted with shelving and hanging rails.

BATHROOM

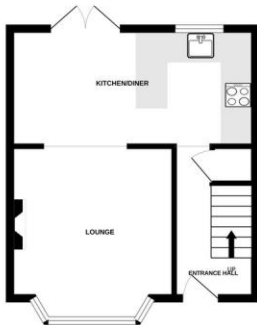
Free standing Roll top bath with shower attachment, shower cubical with rainfall shower head and separate shower attachment, low level W.C, hand wash basin, part tiled walls, radiator with towel rail, spotlights, extractor fan, window to rear.





GROUND FLOOR
346 sq ft. (32.3 sq m.) approx.

1ST FLOOR
337 sq ft. (31.3 sq m.) approx.



TOTAL FLOOR AREA: 682 sq ft. (63.4 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions are approximate. The plan is for illustrative purposes only and should not be used for any legal or professional purposes. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency can be given.
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OUTSIDE

FRONT

Block paved driveway providing off road parking for several vehicles, side access to rear garden.

REAR GARDEN

Enclosed rear garden extending over 175 ft,. The garden features patio areas immediately to the rear of the property, leading to a pergola with an additional seating area. The majority of the garden is laid to lawn, providing a versatile space for leisure and recreation. Additional benefits include a large storage shed, gate to the rear, outside tap, power point, and lighting.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements