



**Tivoli Avenue, Colchester, CO4 7AB**

  
**william  
h brown**

**welcome to**

## **Tivoli Avenue, Colchester**

This stunning BRAND NEW home is situated on the north side of Colchester on the popular St Georges Way development, offering excellent access to local shops, amenities, schools, general hospital, A12 and North Station with direct links to London Liverpool Street.



**This spacious brand new home is conveniently situated for access to amenities and transport links and offers accommodation arranged over three floors.**

**The ground floor benefits from an entrance hall, cloakroom, kitchen/dining room and lounge with French doors onto the garden.**

**The first floor offers two spacious bedrooms and a family bathroom.**

**The top floor offers a third spacious bedroom.**

**Externally there is an enclosed rear garden and car port parking.**

#### **Entrance Door To:**

##### **Entrance Hall**

Vinyl flooring, stairs to first floor, radiator, doors to:

##### **Cloakroom**

Upvc double glazed window to front, white suite comprising low level w.c. and wash hand basin, radiator vinyl flooring.

##### **Kitchen / Diner**

17' 10" max x 10' 3" max ( 5.44m max x 3.12m max )  
Upvc double glazed window to front, range of white base and eye level units, work surfaces, inset sink and drainer unit, part tiled walls, space for oven with extractor over, space for appliances, vinyl flooring, radiator, built-in cupboard, boiler, door to:

##### **Lounge**

14' 6" x 12' 7" ( 4.42m x 3.84m )  
Upvc double glazed French doors to garden, radiator.

#### **First Floor Accommodation**

##### **Landing**

Stairs to second floor, radiator, doors to:

##### **Bedroom One**

15' 4" max x 14' 6" max ( 4.67m max x 4.42m max )  
L-shaped room, two upvc double glazed windows to front, radiator, built-in cupboard.

##### **Bedroom Two**

14' 6" x 8' 8" ( 4.42m x 2.64m )  
Upvc double glazed window to rear, radiator.

##### **Bathroom**

White suite comprising panel enclosed bath with shower over, low level w.c. and wash hand basin, part tiled walls, radiator, vinyl flooring.

#### **Second Floor Accommodation**

##### **Bedroom Three**

18' 8" max x 10' 8" max ( 5.69m max x 3.25m max )  
Upvc double glazed window to front, radiator, built-in cupboard, sloping ceiling.

##### **Outside**

The rear garden commences with patio area, the remainder being laid to lawn, all enclosed by panel fencing. Side access gate.

The property benefits from Car Port parking.



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## Tivoli Avenue, Colchester

- Brand New Semi Detached House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Good Size Bedrooms
- Family Bathroom
- Enclosed Rear Garden & Car Port
- Close To North Station & A12

Tenure: Freehold EPC Rating: B

Council Tax Band: H

# £330,000



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Property Ref:  
CCS121194 - 0002

### directions to this property:

Refer to map

Please note the marker reflects the postcode not the actual property

 william h brown



**01206 577772**



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



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