



## 2 bedroom Mid Terraced House located in Colchester.

Guide Price  
£225,000 - £250,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Cavendish Avenue Colchester CO2 8BP

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £225,000 TO £250,000\*\*\*

A well-maintained two-bedroom mid-terraced home full of period charm, featuring an original fireplace, stylish shaker-style kitchen, beautifully designed Victorian-style bathroom, mature rear garden with patio, and the added benefit of a garage and rear parking.

### STEP INSIDE

Upon entering, the hallway leads into the front-facing lounge measuring approximately 12' x 13'3", where an original fireplace creates a welcoming focal point and the room comfortably accommodates main living furniture.

To the rear of the property sits the kitchen/diner, measuring around 15'13" x 11'1", fitted with attractive shaker-style cabinetry, matching countertops and wood flooring, providing both style and practicality alongside ample dining space.

From the kitchen, access leads into a lean-to extension measuring approximately 8'6" x 15'9", a light-filled area ideal for relaxing or entertaining while enjoying views of the garden.

Upstairs, the master bedroom is a generous double at 14' x 12', featuring stripped wooden flooring and a cast iron feature fireplace, while the second bedroom, measuring 11'1" x 8'1", also benefits from stripped floorboards and works well as a guest room, child's room or home office.

The beautifully designed bathroom completes the accommodation, finished in a Victorian style with laminate flooring, a roll-top bath with shower overhead and screen, pedestal wash basin and WC.

### STEP OUTSIDE

Externally, the property enjoys a mature and established rear garden laid mainly to lawn with well-stocked shrub borders, enclosed fencing for privacy, a patio seating area and a pathway leading to the rear where parking and a garage are located, adding further practicality to this attractive period home.

### THE LOCATION

Situated in the popular New Town area of Colchester, Cavendish Avenue is a quiet residential road offering convenient access to the city centre, Colchester Town station, local shops, cafés and well-regarded schools. The location also benefits from nearby green spaces, riverside walks and excellent road links, making it ideal for commuters and those seeking a balance of town living with outdoor amenities.



2



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2



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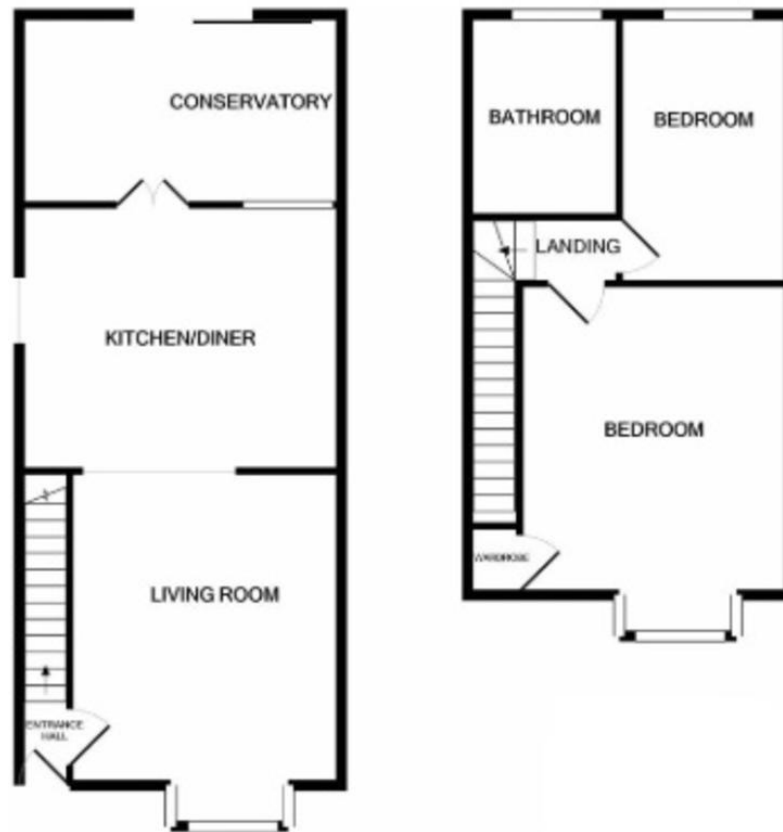


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## FLOORPLAN



## DIRECTIONS

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