



**Booth Avenue, COLCHESTER, CO4 3AZ**



**william  
h brown**

**welcome to**

**Booth Avenue, COLCHESTER**

Offered with NO ONWARD CHAIN this charming DETACHED HOUSE provides AMPLE ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, BUS SERVICES and the A12/A120.



### **Entrance**

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

### **Porch**

Obscure double glazed window to the front aspect, tiled flooring and a door leading to:

### **Lounge / Dining Room**

Double glazed sliding patio doors leading to the conservatory, double glazed windows to the front and side aspects, two radiators, laminate flooring, stairs rising to the first floor and a door leading to:

### **Kitchen**

Obscure double glazed side door leading to the side path and rear garden, double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards with drawers, integral fridge, built-in electric oven with four-ring electric hob and cooker hood over, radiator and tiled flooring.

### **Conservatory**

Double glazed side door opening onto the rear garden, double glazed windows to the rear and side aspects and tiled flooring.

### **First Floor Landing**

Access to the loft, radiator and doors leading to;

### **Bedroom One**

Double glazed windows to the front and side aspects, fitted wardrobes with drawers and a radiator.

### **Bedroom Two**

Double glazed window to the rear aspect, fitted wardrobes (housing the Vaillant boiler) and a radiator.

### **Bedroom Three**

Double glazed window to the front aspect.

### **Bathroom**

Obscure double glazed window to the rear aspect, P-shaped bath with wall-mounted Triton electric shower and adjustable shower head, wash hand basin with mixer-tap, low level WC, chrome heated towel rail, part tiled walls and tiled flooring.

### **Rear Garden**

The rear garden is mainly laid to lawn with a decked patio area, block paved patio to the side, external tap and further access via the front gate and side path.

### **Garage**

Door to the front, gas and electric meters, power and lighting connected and a door leading to:

### **Utility Area**

Door to the rear (for access via the rear garden), window to the rear, plumbing for a washing machine with power and lighting connected.

### **Parking**

There is a substantial block paved driveway to the front of the property providing off road parking for a number of vehicles.



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welcome to

## Booth Avenue, COLCHESTER

- Three Bedrooms
- Detached Family House
- Lounge/Dining Room
- Conservatory
- Enclosed Rear Garden

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

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109841 - 0004

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