



Booth Avenue, COLCHESTER, CO4 3AZ

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: Awaited

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109841 - 0003

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01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk