



2 bedroom Mid Terraced House located in Feering.

Offers In Excess Of £325,000

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JOHN ALEXANDER
ESTATE AGENTS

30 Lavender Crescent Feering Colchester CO5 9GJ



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FULL DESCRIPTION

OVERVIEW

We are delighted to offer this two double bedroom modern family home which benefits from a landscaped garden which is un-overlooked to the rear. The property has two allocated parking spaces and is presented in good decorative order throughout.

ENTRANCE HALL

Stairs to first floor, radiator.

LOUNGE

13' 7" x 12' 3" (4.14m x 3.73m)

Double glazed window to front, radiator, understairs cupboard.

KITCHEN/DINER

12' 0" x 9' 9" (3.66m x 2.97m)

One and a half bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, roll top work surfaces, space for dishwasher and fridge freezer, integrated oven, hob and extractor fan, radiator, double glazed French doors and windows to rear.

UTILITY AREA

5' 5" x 3' 5" (1.65m x 1.04m)

Wall mounted gas boiler, space for washing machine.

CLOAKROOM

Low level WC, wash basin, radiator.

LANDING

Access to loft space, storage cupboard.

BEDROOM ONE

13' 0" x 9' 3" (3.96m x 2.82m)

Double glazed window to rear, radiator.

EN-SUITE SHOWER ROOM

Double shower, wash basin, low level WC, radiator, obscure double glazed window to rear.

BEDROOM TWO

15' 9" x 7' 10" (4.8m x 2.39m)

Double glazed window to front, radiator, wardrobe cupboard.

BATHROOM

White suite comprising of panelled bath, low level WC, heated towel rail.

OUTSIDE

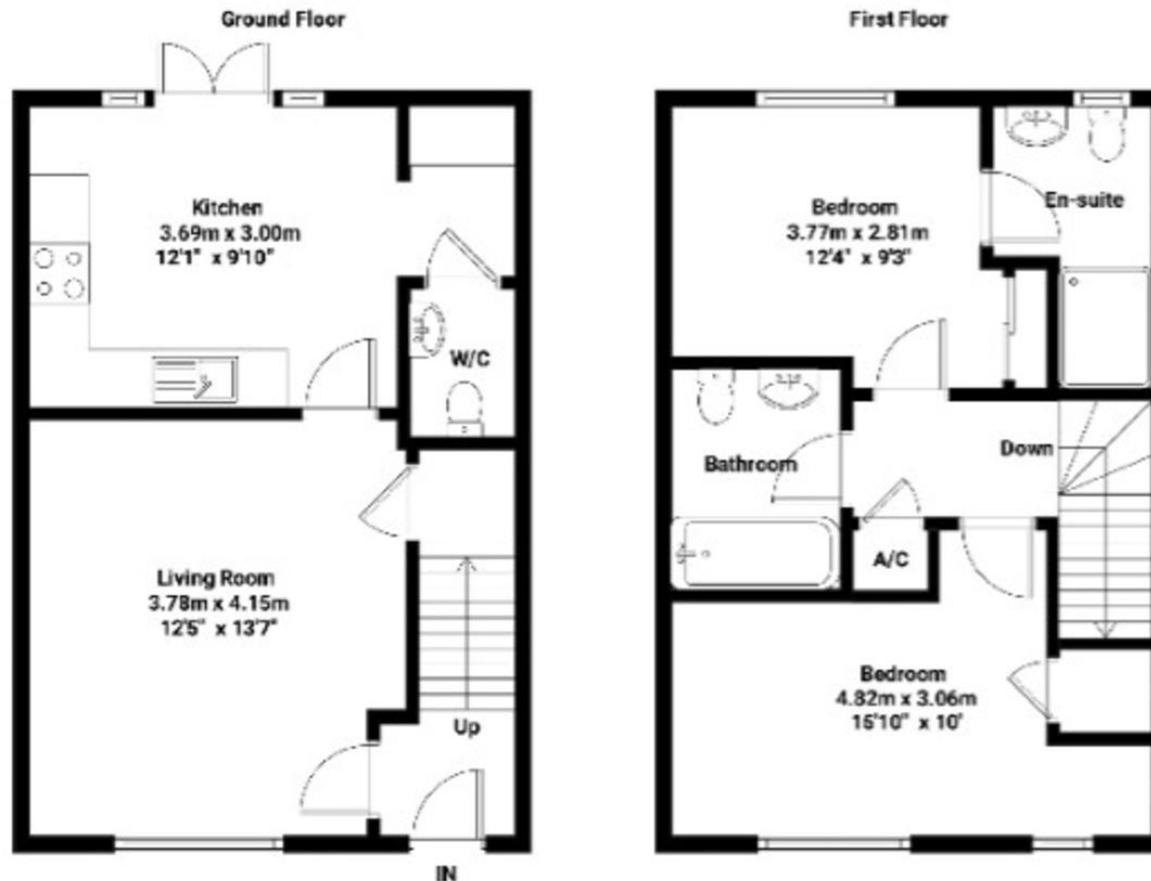
Rear access to the garden which is laid with Astra Turf, patio area and pathway, pagoda, shed to remain, enclosed by fencing.

PARKING

There are two allocated parking spaces.



FLOORPLAN



TOTAL APPROXIMATE FLOOR AREA:
719.2 sq ft (66.81 sq mt)

DIRECTIONS

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