



Acacia Avenue, Colchester, CO4 3JS

welcome to

Acacia Avenue, Colchester

This excellent SEMI-DETACHED HOUSE provides AMPLE ACCOMMODATION and is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops and the A12/A120. An early viewing is highly recommended.



Entrance

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

Entrance Hall

Obscure double glazed window to the front aspect, built-in understairs cupboard (housing the Potterton boiler), built-in airing cupboard (housing the water tank with shelving), dado rail, radiator, stairs rising to the first floor and a part glazed door leading to:

Kitchen / Breakfast Room

20' x 9' 4" max (6.10m x 2.84m max)
Double glazed French doors and a part double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, extensive range of wall and floor mounted matching cupboards and drawers, integral washing machine and dishwasher, built-in electric double oven with four-ring electric hob and cooker hood over, breakfast bar, built-in cupboard (housing the gas meter and consumer unit), vertical designer radiator, inset spotlights, tiled flooring and a part glazed door leading to:

Living Room

13' 8" x 11' 2" max (4.17m x 3.40m max)
Double glazed bow window to the front aspect, radiator and laminate flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft (with a loft ladder), radiator, dado rail and doors leading to;

Bedroom One

11' 2" x 10' 8" plus recess max (3.40m x 3.25m plus recess max)

Double glazed window to the front aspect, radiator and inset spotlights.

Bedroom Two

11' plus recess x 9' 6" max (3.35m plus recess x 2.90m max)
Double glazed window to the rear aspect and a radiator.

Bedroom Three

9' 2" x 7' 8" max (2.79m x 2.34m max)
Double glazed window to the front aspect, dado rail and a radiator.

Bathroom

Obscure double glazed windows to the rear and side aspects, enclosed panel bath with mixer tap and shower attachment, wall-mounted Triton electric shower with adjustable shower head, wash hand basin with mixer tap and cupboards under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The generous rear garden is mainly laid to lawn with a resin patio area, external power points, external lighting and further access via the gated side path (with boxed electric meter to the side).

Studio / Office

12' x 8' 4" (3.66m x 2.54m)
Part double glazed side door, double glazed windows to the front and side, power and lighting connected and a door to: SEPARATE WC with low level WC, wash hand basin (with hot water heater), part tiled walls and tiled flooring.

Summerhouse

13' 2" x 7' 4" (4.01m x 2.24m)
Timber constructed with double doors to the side, windows to the side with power and lighting connected.

Parking

The block paved driveway can be found to the front of the property providing off road parking.

Agents Note

Solar panels are also provided to the rear and side of the property.



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welcome to

Acacia Avenue, Colchester

- Three Bedrooms
- Semi-Detached Family House
- Stylish Kitchen/Breakfast Room
- First Floor Bathroom/WC
- Generous Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109669 - 0005

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