



**Julian Avenue, Myland COLCHESTER CO4 5GA**

**welcome to**

**Julian Avenue, Myland COLCHESTER**

Offered with NO ONWARD CHAIN this charming SEMI-DETACHED HOUSE offers the potential to make the IDEAL HOME FOR GROWING FAMILIES situated in the POPULAR MYLAND AREA being convenient for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120.



### **Entrance**

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

### **Hallway**

Double glazed window to the side aspect, radiator, stairs rising to the first floor and doors leading to;

### **Cloakroom**

Obscure double glazed window to the front aspect, low level WC, corner sink with mixer-tap, radiator and part tiled walls.

### **Living Room**

Double glazed window to the front aspect, built-in understairs cupboard, radiator and open access to:

### **Dining Room**

Double glazed sliding patio doors opening onto the rear garden, two radiators and open access to:

### **Kitchen**

Double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers (housing the Potterton boiler), built-in electric oven with four-ring gas hob and cooker hood over and plumbing for a washing machine.

### **First Floor Landing**

Access to the loft, built-in airing cupboard (housing the water tank with shelving), radiator and doors leading to;

### **Bedroom One**

Double glazed window to the rear aspect, fitted wardrobes and a radiator.

### **Bedroom Two**

Double glazed window to the front aspect and a radiator.

### **Bedroom Three**

Double glazed window to the front aspect and a radiator.

### **Shower Room**

Obscure double glazed window to the rear aspect, double shower with adjustable shower head and mixer-tap, wash hand basin with mixer-tap and cupboard under, tiled splashbacks, low level WC, radiator and aqua-boarded walls.

### **Rear Garden**

The rear garden is mainly laid to lawn with a block paved patio area, flower beds to the sides, mature fruit trees, greenhouse to the rear, wooden shed, external tap and external lighting

### **Garage**

Electric roller door to the front, part double glazed door to the rear with power and lighting connected.

### **Parking**

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



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## **Julian Avenue, Myland COLCHESTER**

- Three Bedrooms
- Semi-Detached Family House
- Lounge and Separate Dining Room
- First Floor Shower Room
- Attractive Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £325,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ110231 - 0003

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