



Avon Way, COLCHESTER CO4 3TP

welcome to

Avon Way, COLCHESTER

This extended END-TERRACE HOUSE is WELL-PRESENTED offering the potential to make the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, UNIVERSITY OF ESSEX and the A12/A120.



Entrance

The property is entered via the double glazed French doors to the side leading to:

Porch

Double glazed windows to the front, rear and side aspects, tiled flooring and a door with double glazed inset leading to:

Hallway

Built-in understairs cupboard, built-in cupboard, radiator, tiled flooring, stairs rising to the first floor and doors leading to;

Living Room

Double glazed bow window to the front aspect, radiator and tiled flooring.

Shower Room

Obscure double glazed window to the side aspect, walk-in double shower cubicle with adjustable shower head/mixer-tap and waterfall shower head over, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, aqua-boarded walls and laminate flooring.

Kitchen/ Dining Room

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, range of white high-gloss wall and floor mounted matching cupboards and drawers (including larder cupboard), built-in electric oven with five-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, vertical designer radiator, inset spotlights and laminate flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft (part boarded with solar panel controls), built-in cupboard (housing the Vaillant boiler) and doors leading to;

Bedroom One

Double glazed window to the rear aspect and a radiator.

Bedroom Two

Double glazed window to the front aspect, radiator and laminate flooring

Bedroom Three

Double glazed window to the rear aspect, radiator and laminate flooring.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap, pedestal wash hand basin with mixer-tap, low level WC, heated towel rail, part tiled walls and laminate flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, central path leading to the rear, flower bed to the side, wooden shed, external tap, external power points and further access via the side gate and the rear gate (for access to the driveway).

Front Garden

The front garden is mainly laid to lawn with gated access to the side of the property.

Garage

Up-and-over door to the front, part double glazed side door (for access from the garden) with power and lighting connected.

Parking

The driveway can be found directly in front of the garage.

Agents Note

Solar panels are provided which can be found on the roof of the house and the garage



view this property online williamhbrown.co.uk/Property/CSJ110098



welcome to

Avon Way, COLCHESTER

- Three Bedrooms
- Extended End-Terrace House
- High-Gloss Kitchen/ Dining Room
- Bathroom and Shower Room
- Attractive Rear Garden

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

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ110098



Property Ref:
CSJ110098 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk