



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



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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

£310,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110098 - 0003

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