



Booth Avenue, COLCHESTER CO4 3BB

welcome to

Booth Avenue, COLCHESTER

£350,000 to £375,000 Guide Price This EXCEPTIONAL SEMI-DETACHED HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT making the PERFECT FAMILY HOME nestled in a POPULAR RESIDENTIAL AREA being ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120. Viewing is absolutely essential.



Entrance

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

Hallway

Double glazed window to the front aspect, vertical designer radiator, inset spotlights, oak flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the side aspect, low level WC, radiator, inset spotlights, part-tiled walls and tiled flooring.

Living Room

Double glazed window to the front aspect, log burner, radiator, part oak flooring and a door leading to:

Kitchen/ Breakfast Room

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, extensive range of grey high-gloss wall and floor mounted matching cupboards and drawers (incorporating copper trim) with integral fridge, freezer, dishwasher and washing machine, built-in Neff 'slide and glide' electric oven (with warming drawer) and microwave, four-ring induction hob with glass splashback, inset spotlights, part oak flooring and part tiled flooring (with underfloor heating).

First Floor Landing

Access to the loft (part boarded and housing the boiler), sliding glass door to the family bath/shower room and doors leading to;

Bedroom One

Double glazed window to the front aspect, built-in wardrobes and drawers, radiator and inset spotlights.

Bedroom Two

Double glazed window to the front aspect, built-in cupboard and drawers and a radiator.

Bedroom Three

Double glazed window to the rear aspect and a radiator.

Family Bath/ Shower Room

Two obscure double glazed windows to the rear aspect, luxury free-standing stone bath with mixer-tap and shower attachment, shower quadrant with mixer-tap/shower attachment and waterfall shower head over, circular wash hand basin with mixer-tap, tiled splashbacks, low level WC, vertical designer radiator, extractor fan, inset spotlights and part aqua-boarded walls.

Rear Garden

The split-level rear garden is mainly laid with artificial turf with a decked patio area and sleepers, a paved path leading to the rear, external tap and gated side access. There is also a substantial workshop to the side and a summerhouse to the rear.

Front Garden

The split-level front garden is mainly laid with artificial turf with sleepers.

Parking

The driveway can be found to the side of the property providing off road parking for a number of vehicles (with a EV charging point).



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welcome to

Booth Avenue, COLCHESTER

- Three Bedrooms
- Semi-Detached Family House
- Stylish Kitchen/Breakfast Room
- Living Room with Log Burner
- Modern Bathroom/Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

CSJ110239 - 0003

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