



St. Andrews Avenue, Colchester, CO4 3AP

Guide price £280,000

PRICE GUIDE £280,000 - £290,000

EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE WITH NO ONWARD CHAIN. Set back from St Andrews Avenue in an elevated position on a supply road, this attractive 1930's semi is on a good size plot with driveway parking at the front and a 90' enclosed garden to the rear. Internally the property has an entrance hall, sitting room with bay window to the front, dining room overlooking the rear garden, spacious kitchen / breakfast room and ground floor cloakroom. On the first floor are two double sized bedrooms, a third single bedroom and a bathroom with a mixer tap shower over the bath. The property has been in the same family for many years and offers the opportunity for someone to modernise and put their stamp on this fine family home.

Storm Porch

Double Glazed Entrance Door:

Reception Hall:

Stairs ascending to first floor with under-stairs storage cupboard with window to the side, radiator.

Living Room

15'5" x 12'9" (4.71 x 3.91)



Double glazed bay window to front, radiator, gas coal effect fire with ornate surround, fitted cupboards and alcove display shelving.

Kitchen / Breakfast Room

20'6" x 8'11" (6.25 x 2.72)



Kitchen area

9'8" x 8'11" (2.97 x 2.72)



Door leading to rear garden and double glazed window to the rear. Fitted with range of floor and wall mounted units and roll-top worksurfaces with inset stainless steel sink unit with mixer taps over, freestanding gas cooker with high level grill to remain (not checked), radiator

Breakfast Room

10'2" max x 8'10" (3.12 max x 2.70)

Double glazed window to the side, radiator

Cloakroom:

5'6" x 3'11" (1.68 x 1.20)



With close coupled W.C. pedestal wash hand basin, radiator, part tiling, extractor fan.

Dining Room:

9'8" x 8'3" (2.97 x 2.54)



Double glazed window to rear, radiator.

First Floor Landing:

Double glazed window to side, access to insulated loft space, door to:

Bedroom One:

12'2" x 9'6" (3.72 x 2.90)



Double glazed bay window to front, radiator.

Bedroom Two:

9'10" x 9'10" (3.02 x 3.01)



Double glazed window to rear, radiator.

Bedroom Three:

8'5" x 6'10" (2.59 x 2.10)



Radiator, double glazed window to rear, airing cupboard housing Ideal gas fired combination boiler.

Bathroom:

5'11" x 5'1" (1.82 x 1.55)



Suite comprising of panalled bath with mixer tap and shower attachment, wash hand basin, W.C. double glazed window to front, chrome heated towel rail radiator

Outside Front

To the front of the property there is off road parking, with flower borders and gated side access to the rear.

Rear Garden:

90 (27.43m)



The rear garden is approx. 90' long, fully enclosed and predominantly laid to lawn with two wooden storage sheds, gated access to the front.

Material Information:

FREEHOLD

Colchester City Council

Council Tax Band 'B'

No onward Chain sale

Mains electricity, gas, water and drainage / sewerage are all connected.

Broadband speeds: 15 - 1000 Mbps

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

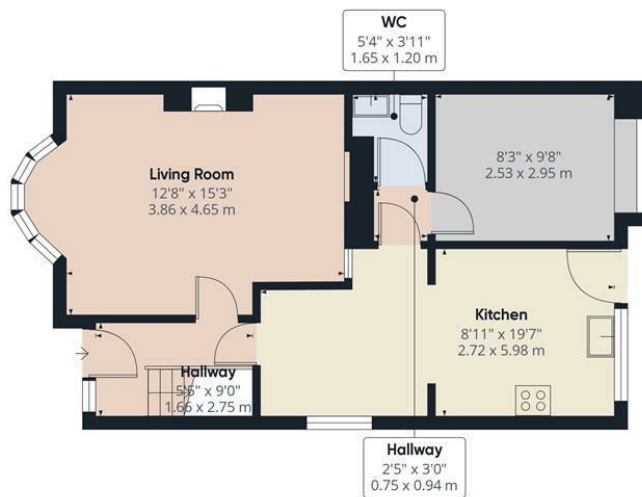
We believe normal mobile phone coverage is available but please check with your supplier.

AGENTS NOTE

There was an insurance claim in 2014 for cracking to the junction of the front bay and the main house. This was caused by historic clay shrinkage. the bay / brickwork was repaired and a Certificate of Structural Adequacy was issued and is available.

Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Ground Floor



Floor 1

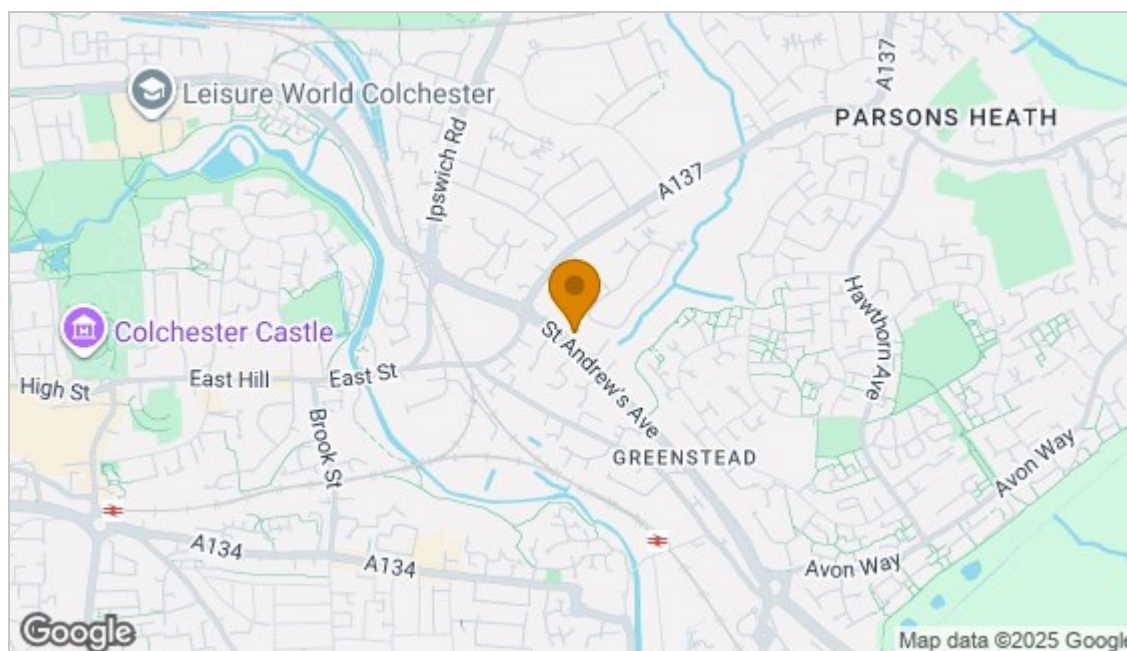
Approximate total area⁽¹⁾
867.35 ft²
80.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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