



Cavendish Avenue, Colchester, CO2 8BT

Offers in excess of £300,000

THREE BEDROOM SEMI-DETACHED HOUSE with 94 foot enclosed garden, gas central heating and UPVC double glazing. The property has a sitting room open plan to dining room, kitchen refitted in 2022 with built-in oven & hob and integrated fridge freezer. Three bedrooms and first floor bathroom. Outside at the front there is a driveway providing off road parking for two cars and the rear is a brick built garage and workshop with power and light fitted (access to the garage would only be possible for a very small car or motorbike). NO ONGOING CHAIN

Entrance Hall

12'3" x 3'1" (3.75 x 0.95)



To the front there is a covered storm porch with double glazed door leading to the entrance hall, radiator, stairs to first floor

Dining Room

11'6" x 7'4" (3.51 x 2.26)



UPVC double glazed windows to the rear and side, ornamental feature fireplace with fitted electric fire, exposed floorboards

Sitting Room

10'8" x 10'3" (3.26 x 3.14)



UPVC double glazed window to the front, radiator, exposed floorboards, open plan to dining room

Kitchen

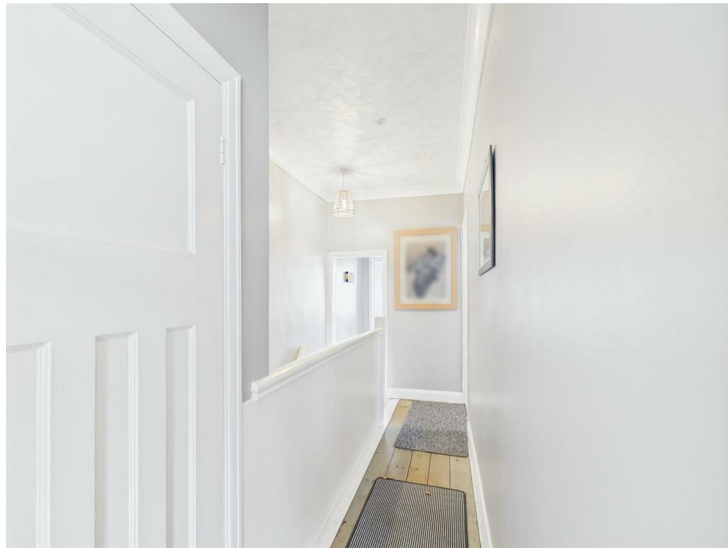
12'0" x 8'0" (3.67 x 2.46)



UPVC double glazed windows to the rear and side. Recently fitted with range of contemporary wall and floor mounted units and worksurfaces with inset stainless steel sink unit with mixer tap over. Built-in electric oven and ceramic hob with extractor hood over. Integrated fridge freezer, space and plumbing for washing machine and dryer. Built-in under-stairs cupboard

First Floor Landing

11'6" x 5'1" (3.52 x 1.57)



Built-in airing cupboard with slatted shelving, access to loft space

Bedroom One

10'8" x 11'9" (3.27 x 3.60)



UPVC double glazed window to the front, range of fitted wardrobes, radiator, exposed floorboards

Bedroom Two

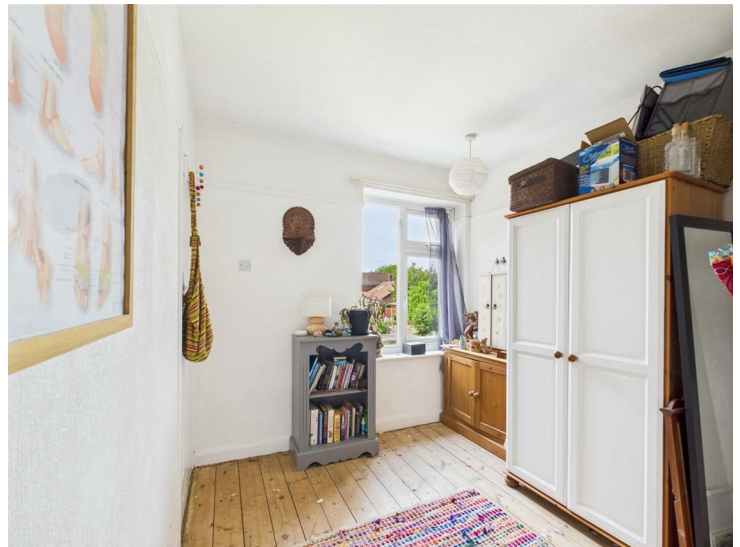
11'6" x 8'0" (3.51 x 2.46)



UPVC double glazed window to the rear, exposed floorboards, cupboard housing wall mounted Vaillant Gas "combi" boiler providing hot water and central heating, further fitted storage cupboard,

Bedroom Three

7'0" x 7'6" (2.15 x 2.31)



UPVC double glazed window to the front, radiator, exposed floorboards

Bathroom

4'7" x 4'11" (1.42 x 1.50)



UPVC double glazed window to the side, paneled bath with shower fitting over, vanity wash basin and low level WC, heated chrome towel rail radiator

Garage / workshop

23'9" x 8'3" max (7.24 x 2.53 max)



Garage: 4.40m x 2.53m. Vehicular door to the front, power and light fitted open to:

Workshop: 2.84 m x 1.96m Personnel door to the side, power and light fitted, fitted work bench.

The access to garage is via a very narrow access meaning it is only suitable for a very small car or motorbike.

Outside Front

To the front is a hard-standing driveway providing off road parking for two cars, with gated access to the rear

Outside Rear

94 (28.65m)



Fully enclosed rear garden with small paved seating area and lawns with mature shrub borders

Material Information

Colchester City Council

Council Tax Band C

Freehold

No onward Chain sale

Standard brick faced construction with tiled roof.

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

Broadband speeds: 12 - 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>

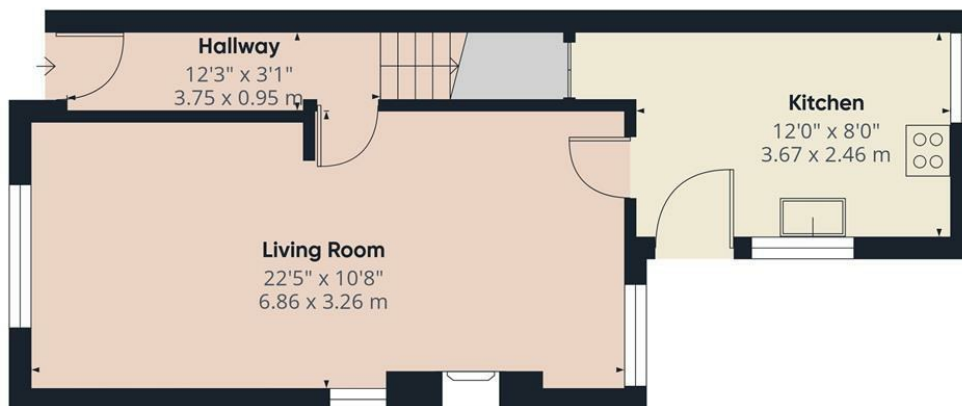
We believe normal mobile phone coverage is available but please check with your supplier.

Disclaimer

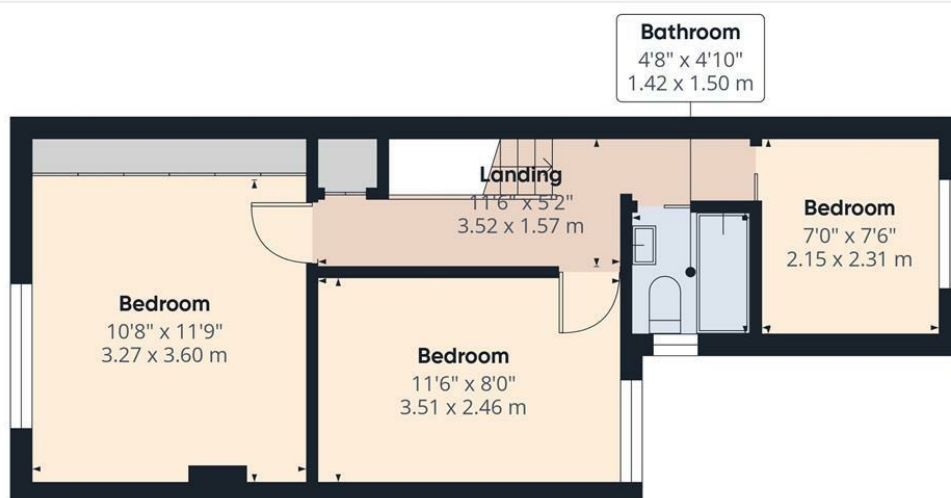
Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks. This fee is non-refundable under any circumstances.



Ground Floor



Floor 1

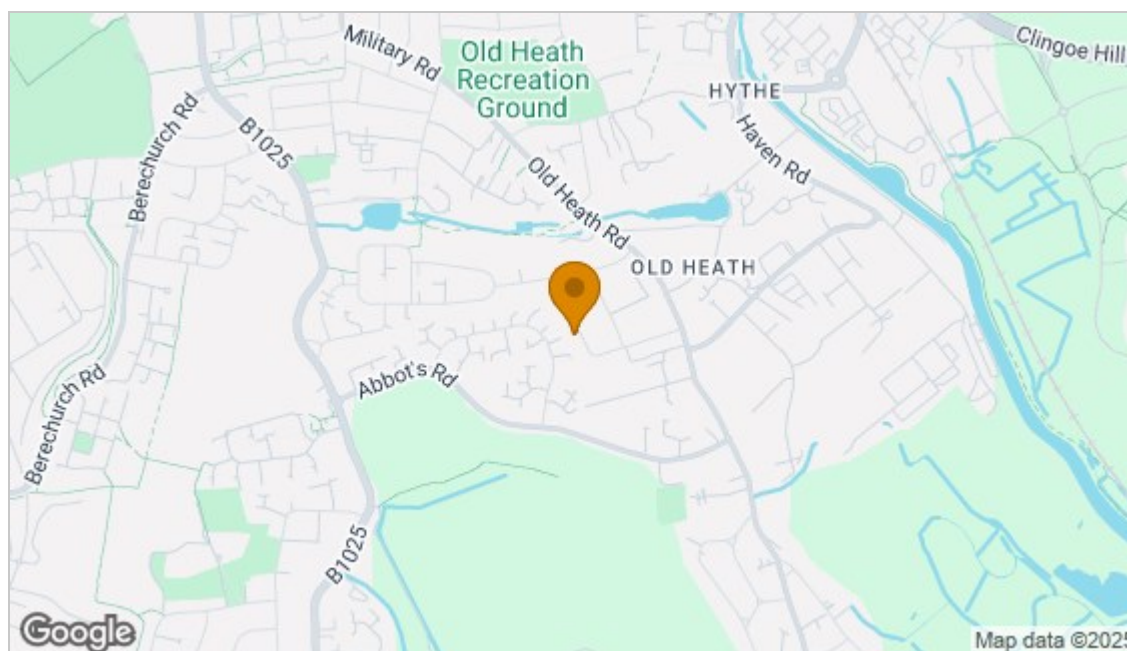
Approximate total area⁽¹⁾

768 ft²
71.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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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