



110 St. Andrews Avenue, Colchester, Essex, CO4 3AL

Guide Price: £250,000 Subject to Contract - Freehold

An established bay window semi detached home offering no onward chain requiring some light modernisation offering off road parking, large rear garden, being a short distance to the city centre.

- Bay Window Semi Detached Home
- Three Bedrooms
- Lounge & Dining Room
- Modern Kitchen
- Ground Floor Bathroom
- Some Modernisation Required
- No Onward Chain
- Large Rear Garden & Off Road Parking
- Short Distance to City Centre
- Excellent First Purchase



An established three bedroom bay window semi detached home offering no onward chain and requiring some light modernisation being a short distance to the city centre offering itself as an excellent first purchase.

Double glazed entrance door leads to an entrance hall with stairs to the first floor, understairs storage cupboard and window to the side, door leading to the dining room with double glazed window to the rear opening nicely to the lounge to the front with bay window feature and fireplace.

The kitchen is located to the rear of the dining room and offers a range of modern fitted units and work surfaces with cupboards under, built in four ring ceramic hob and electric oven with extractor fan over, stainless steel sink with mixer taps, wall mounted cabinets, double glazed door and window to the side.

Also on the ground floor the bathroom can be found comprising panelled bath, hand basin and WC with double glazed window to the rear.

On the first floor there is double glazed window to the side and the landing gives access to all three bedrooms with bedroom one being located to the front with two double glazed windows and overstairs storage, bedrooms two and three both have double glazed windows to the rear.

Outside

There is a good size garden to the rear of the property which is enclosed by fencing and mainly laid to lawn with gated side access to the front, there is off road parking available and a lawned garden.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC Rating - D

Ref - COL240906/PC

Directions

Please use postcode CO4 3AL for Satnav.



Consumer Protection Regulations 2008

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Colchester
Essex, CO4 3AL



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Approximate total area⁽¹⁾

717 ft²
66.7 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.

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