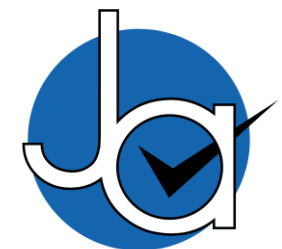




3 bedroom Semi-Detached House located in Colchester.

Guide Price
£300,000

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JOHN ALEXANDER
ESTATE AGENTS



176 Cowdray
Avenue
Colchester
CO1 1XX



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £300,000-£325,000

We are very pleased to offer this 1930's bay fronted three bedroom semi-detached house benefiting from off road parking and NO ON-GOING CHAIN.

This delightful home captures the essence of comfort and convenience, making it the perfect abode for families and professionals alike.

ENTRANCE HALL

Stairs to first floor.

LOUNGE/DINER

24' 0" x 13' 0" (7.32m x 3.96m)

Double glazed window to front, two radiators, under stairs storage cupboard.

BATHROOM

White suite comprising of panelled bath with shower above and guard, wash basin, low level WC, chrome heated towel rail, obscure double glazed window to side.

KITCHEN/BREAKFAST ROOM

14' 9" x 11' 4" (4.5m x 3.45m)

Double bowl sink unit with cupboards under, matching base and eye level cupboards, work surfaces, breakfast bar, Range cooker with extractor above, space for dishwasher, integrated fridge, space for freezer, double glazed window and French doors to rear.

LANDING

Access to loft, double glazed window to side.

BEDROOM ONE

13' 0" x 10' 7" (3.96m x 3.23m)

Double glazed window to front, radiator, wash basin.

BEDROOM TWO

10' 9" x 9' 1" (3.28m x 2.77m)

Double glazed window to rear, radiator, gas boiler.

BEDROOM THREE

7' 5" x 7' 0" (2.26m x 2.13m)

Double glazed window to rear, radiator.

OUTSIDE

The rear garden is laid to lawn with shed to remain, enclosed by fencing. Patio area.

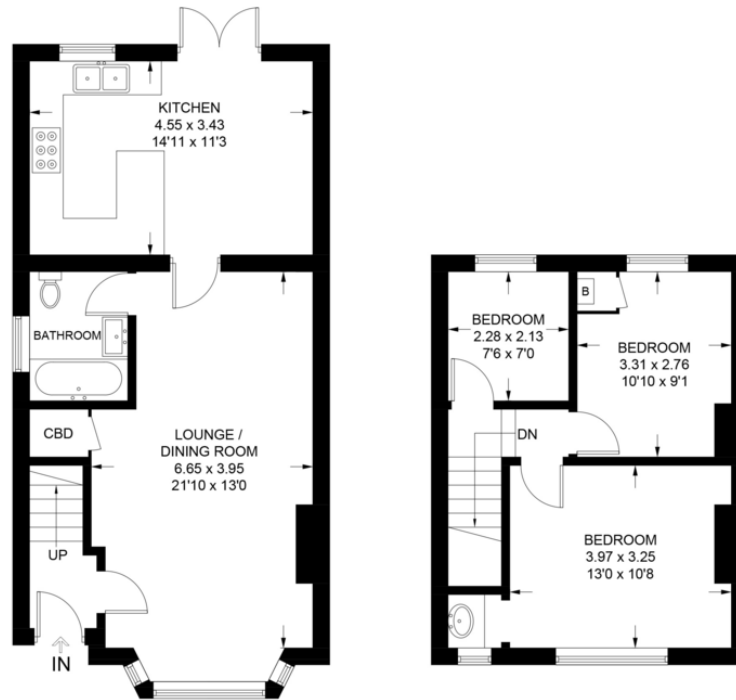
Driveway to the front providing off road parking for two cars.



FLOORPLAN

Cowdray Avenue

Approximate Gross Internal Area = 87.9 sq m / 946 sq ft



Ground Floor
54.1 sq m / 582 sq ft

First Floor
33.8 sq m / 364 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

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