

2a The Avenue, Colchester, CO3 3PA



**Freehold**

Offers In Excess Of

**£275,000**

Subject to contract

**2** bedrooms  
**1** reception room  
**1** bathroom



Rarely available is this two bedroom semi-detached house situated off Lexden Road. The property is tastefully decorated throughout and benefits from off-road parking.

## Some details

### General information

Rarely available to the market is this two bedroom semi-detached house situated off Lexden Road. The property is tastefully decorated throughout and benefits from off-road parking.

The accommodation with approximate room sizes comprises: Entrance door to the side leads through to the spacious hallway where there is a fitted cupboard currently used for storing the washing machine and freezer. Cloakroom with a window to the rear and comprising a low level w.c. and corner wash hand basin. There is also a door out to the courtyard garden. The lounge/diner measures 18' 0" x 14' 5" narrowing down 10' 4" and has windows and a door to the front aspect and an opening through to the kitchen, which is fitted with matching eye and base level units incorporating cupboards and drawers, inset ceramic sink and drainer unit with mixer tap, a four ring ceramic hob with oven and grill below, integrated fridge and built-in dishwasher. From the lounge/diner there is a understair storage cupboard and another door leading through to the stairs which rise to the first floor.

To the first floor landing there is a window to the rear and doors to both bedrooms and the family bathroom. The master bedroom benefits from a walk in wardrobe over the stairs and has a feature fireplace and window to the front. The second bedroom again is a double size and has a window to the front aspect. The family bathroom comprises a three piece suite including a 'P' shaped bath with shower attachment, pedestal wash hand basin and low level w.c., there is a window to the rear aspect.

### Hallway

18' 4" x 5' 11" (5.59m x 1.8m)

### Lounge/diner

18' 0" x 14' 5" < 10' 4" (5.49m x 4.39m)

### Kitchen

8' 8" x 6' 4" (2.64m x 1.93m)

### Landing

### Master bedroom

10' 8" x 8' 11" (3.25m x 2.72m)

### Bedroom two

10' 4" x 8' 6" (3.15m x 2.59m)

### Family bathroom

8' 8" x 6' 3" (2.64m x 1.91m)

### The outside

There is a courtyard garden to the rear and a patio to the front providing off-road parking for one to two vehicles.

### Where?

The Avenue is situated in the highly sought after Lexden area to the west of Colchester town centre and is within easy access of highly regarded schools, local shops and the Crouch Street shopping area. The town centre itself is also close by and offers a vast array of shopping and recreational facilities, including bars, restaurants, multi-screen cinema and the Mercury Theatre. For the commuter Colchester North Station and the A12 dual carriageway are both a short drive away.

### 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.

### Directions

Proceed from Colchester along Lexden Road and on the left-hand side is The Avenue, the property can be found shortly afterwards this turning on the left-hand side. There is a driveway to go down which is marked as 2 The Avenue and 2A can be found where there are double gates through to the driveway.

Our ref: 40254/ALL/rcb.

### Further information

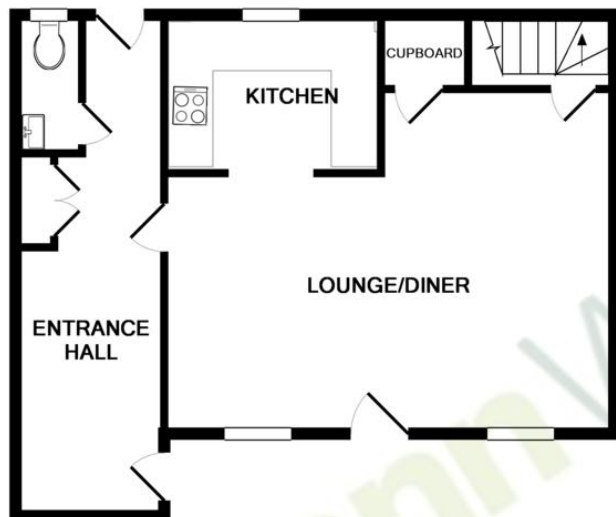
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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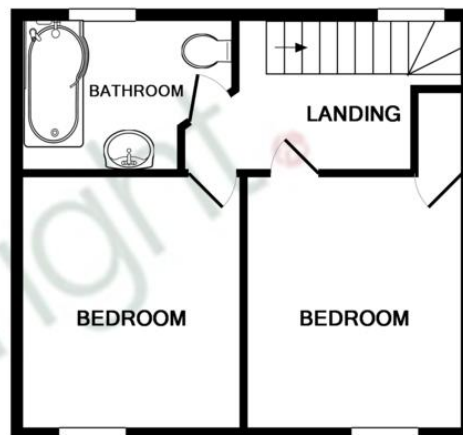
### Viewing

To make an appointment to view this property please call us on 01206 763 388.





GROUND FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 300 SQ.FT.  
(27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

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To find out more or book a viewing

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Particulars for 2a The Avenue, Colchester, CO3 3PA

