



Hawthorn Avenue, Colchester, CO4 3JP

Guide price £300,000

NO CHAIN. EXTENDED AND RENOVATED FOUR BEDROOM END TERRACED HOUSE WITH GARAGE AND OFF ROAD PARKING. The property has recently undergone extensive upgrading with a brand new electric consumer unit, new gas combi boiler providing central heating & instant hot water and new electric shower. On the ground floor this good size family home has an entrance porch, sitting room with feature fire place, separate dining room with French doors opening onto the garden and a kitchen / breakfast room with triple bowl sink, and newly fitted appliances including a built-in electric oven and 5 ring gas hob and new integrated fridge and freezer. On the first floor there are four bedrooms, a bathroom and a separate WC. Outside the property has a good sized enclosed garden with rear gated access providing off road parking, an older style single garage and three brick-built sheds. uPVC double glazing - offered with no onward chain.

Entrance Porch

10'5" x 4'0" (3.20 x 1.24)



uPVC double glazed entrance door to the front and windows to the side and rear, range of coat hooks.

Living Room

14'7" x 14'3" max (4.47 x 4.35 max)



uPVC double glazed windows to the front and side, sliding doors leading to the dining room, feature fire place (which we understand the current owners have not used as an open fire but may be able to be used subject to a check), laminated wooden flooring, stairs to first floor, radiator.

Kitchen / Breakfast Room

17'6" x 10'0" max (5.34 x 3.06 max)

Kitchen Area

9'3" x 8'5" (2.83 x 2.58)



uPVC double glazed door to the garden and window to the rear, fitted with range of wall and floor mounted units and granite coloured roll top work surfaces with inset triple bowl sink unit. Brand new built-in electric oven and 5 ring gas hob with range width extractor hood over plus brand new integrated fridge and separate freezer. Built-in combination oven / microwave. Space and plumbing for both a washing machine and dishwasher.

Breakfast Area

10'0" x 8'2" (3.05m x 2.49m)



uPVC Double glazed window to the front, built-in cupboard housing a brand new gas "combi" boiler which provides central heating and instant hot water, fitted breakfast bar, radiator

Dining Room

11'8" x 10'8" (3.56 x 3.26)



uPVC French doors leading to the garden and two windows to the rear, laminated wooden flooring, radiator

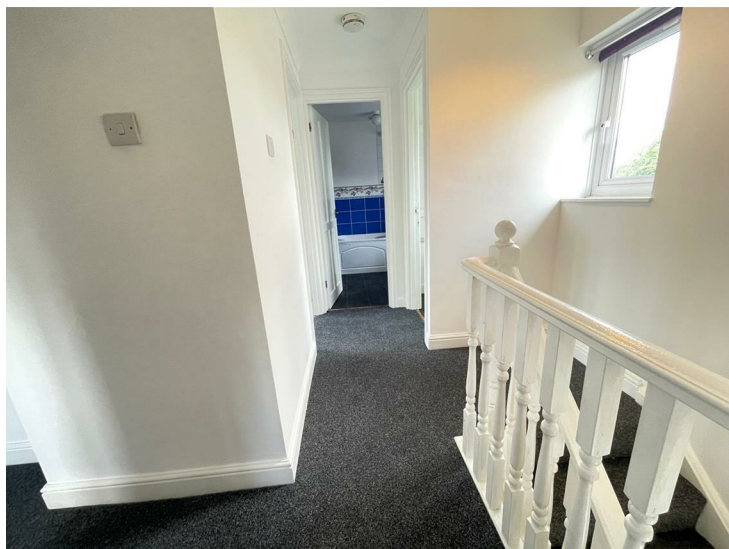
Bedroom One

11'3" x 10'10" (3.43 x 3.31)



uPVC double glazed window to the rear, built-in cupboard

Landing



uPVC double glazed window to the front, access hatch to the loft space which has a light and double electric power socket fitted and is partly boarded, with pull down loft ladder, new carpets fitted to both the stairs and landing.

Bedroom Two

11'8" x 8'1" (3.57 x 2.47)



uPVC double glazed window to the rear, radiator, fitted shelving. Plus entrance / dressing area (2.56m [8'4"] x 0.78m [2'6"]) with fitted wardrobe.

Bedroom Three

11'4" x 8'10" (3.46 x 2.70)



uPVC double glazed window to the side, radiator, fitted shelving.

Bedroom Four

8'11" x 8'9" max (2.72 x 2.67 max)



uPVC double glazed window to the rear, radiator, fitted shelving, built-in bed platform partly over the bulkhead for the stairs and partly with a built-in cupboard under. new carpet just fitted.

Bathroom

6'11" max x 5'10" (2.12 max x 1.80)



uPVC double glazed window to the front, panelled bath with brand new, just fitted electric shower over, pedestal wash basin, towel rail radiator, extractor fan, new vinyl flooring.

Separate WC

4'11" x 2'7" (1.50 x 0.79)



uPVC double glazed window to the front, close coupled WC

Rear Garden

48' (14.63m)



Fully enclosed garden mostly laid to grass with pedestrian access to the front via a passageway and both personal and double vehicle width gates to the rear with hardstanding providing off road parking, an older style single garage and three brick-built sheds which have power connected, including an external power point.

PROPERTY INFORMATION

The property is Freehold with no service or management charges.

Council Tax Band B.

Colchester City Council.

There no known restrictive covenants on the property.

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

Broadband is available via various provider through a BT Openreach line, Virgin cable or Sky.

We understand there is normal mobile phone coverage on most networks.

There is parking at the rear.

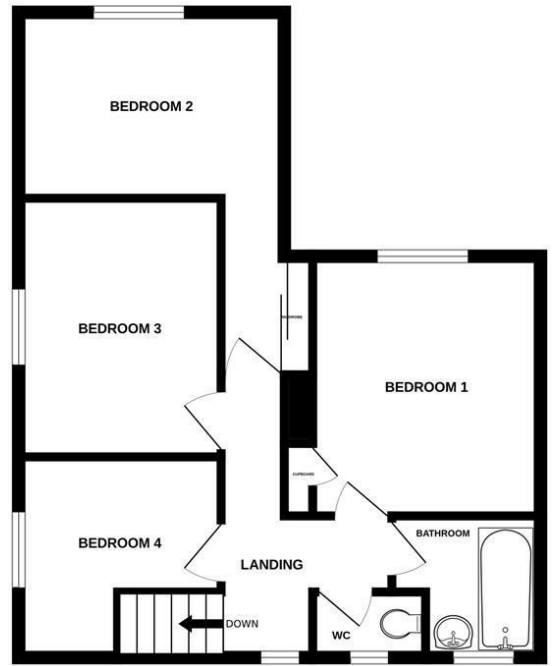
DISCLAIMER

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.

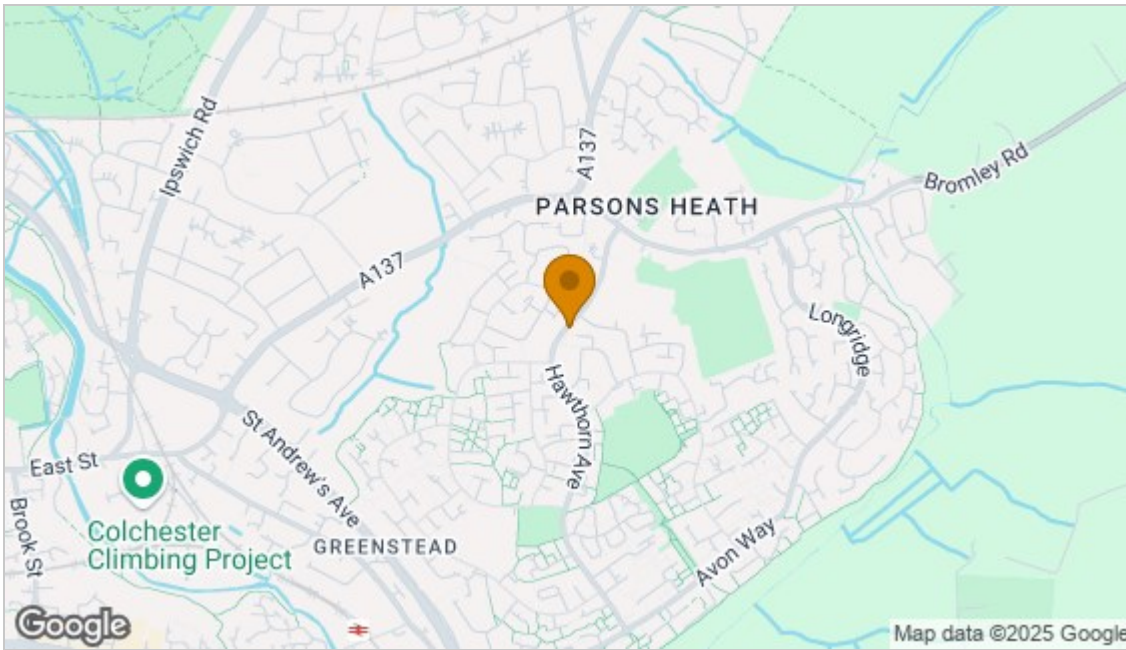
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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		
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