



Spruce Avenue, Greenstead COLCHESTER CO4 3NX

welcome to

Spruce Avenue, Greenstead COLCHESTER

Offered with NO ONWARD CHAIN this charming SEMI-DETACHED HOUSE requires some modernisation with the potential to make the PERFECT FAMILY HOME. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops and the A12/A120.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Entrance Hall

Double glazed window to the front aspect, built-in understairs cupboard (housing the gas and electric meters), radiator, stairs rising to the first floor and doors leading to;

Utility Room

Part obscure double glazed door opening onto the rear garden, double glazed window to the side aspect, cupboard and a radiator.

Kitchen

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, gas and electric cooker points, plumbing for a washing machine, wall-mounted Worcester boiler, radiator and tiled flooring.

Living Room

Two double glazed windows to the rear aspect, chimney breast, fireplace feature, radiator, fan/light fitting and a part double glazed door leading to:

Conservatory

Double glazed French doors to the side opening onto the rear garden, double glazed windows to the rear and side aspects, radiator and tiled flooring.

First Floor Landing

Double glazed window to the front aspect, access to the loft and doors leading to;

Bedroom One

Double glazed window to the rear aspect, built-in airing cupboard (with a radiator and shelving) and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a

radiator.

Bedroom Three

Double glazed window to the front aspect, built-in cupboard and a radiator.

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with adjustable shower head and mixer-tap, wash hand basin, low level WC, radiator, part tiled walls and laminate flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the side, wooden shed, greenhouse and further access via the side gate.

Front Garden

The front garden is mainly laid to lawn with flower beds and a path leading to the front door.

Driveway & Parking

The driveway can be found to the side of the property providing off road parking.



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Spruce Avenue, Greenstead COLCHESTER

- Three Bedrooms
- Semi Detached Family Home
- Conservatory
- Separate Utility Room
- Attractive Rear Garden & Driveway For Parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

directions to this property:

Refer to map

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110165 - 0004

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