



Gardenia Walk, Colchester, CO4 3RX

welcome to

Gardenia Walk, Colchester

This three bedroom end of terrace home is situated on the Greenstead Estate, offering excellent access to local schools, shops, bus services and the University of Essex. The property offers spacious accommodation and could be an ideal family home or investment opportunity.



Early viewing is advised of this end of terrace house situated on the east side of Colchester with good access to amenities and transport links. Ground floor accommodation comprises entrance hall, cloakroom, lounge and kitchen. The first floor offers three generous bedrooms and a family bathroom. Externally there is an enclosed rear garden and communal parking bays.

Entrance Door To:

Entrance Hall

Stairs to first floor with under stairs storage with space for washing machine and tumble dryer, two radiators, wood effect flooring.

Cloakroom

Low level w.c., wash hand basin, wood effect flooring, upvc double glazed window to rear.

Lounge

16' 7" x 11' 8" (5.05m x 3.56m)
Upvc double glazed window to front, serving hatch to Kitchen, carpet, radiator.

Kitchen

11' 7" x 9' 7" (3.53m x 2.92m)
Range of matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, built in cooker and four ring induction hob with extractor over, fridge/freezer, tiled floor, radiator, upvc double glazed window to rear.

First Floor Accommodation

Landing

Carpet, loft access, airing cupboard, radiator.

Bedroom One

14' 6" x 11' 10" (4.42m x 3.61m)
Upvc double glazed window to front, built-in wardrobe (included in measurements), radiator, carpet.

Bedroom Two

11' 1" x 9' 6" (3.38m x 2.90m)
Upvc double glazed window to rear, radiator, carpet.

Bedroom Three

9' 11" x 7' 8" (3.02m x 2.34m)
Upvc double glazed window to front, radiator, carpet, built-in cupboard.

Bathroom

Panel enclosed bath, wash hand basin, low level w.c., half window to rear, lino flooring, heated towel rail.

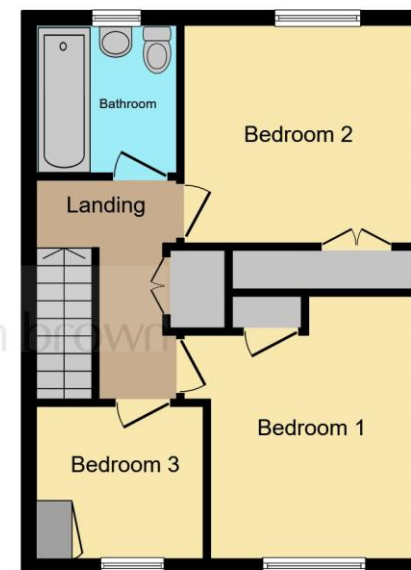
Outside

The rear garden is laid to lawn and patio with raised borders, all enclosed by panel fencing and brick all. Rear access gate.

There is residents parking available.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/CCS120449



welcome to

Gardenia Walk, Colchester

- End Of Terrace House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- Enclosed Rear Garden
- Residents Parking Available
- Good Access To Amenities & University Of Essex

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS120449



Property Ref:
CCS120449 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk