



Gurdon Road, Colchester, CO2 7PP

welcome to

Gurdon Road, Colchester

This terraced house is situated on the south side of Colchester offering good access to Abbey Fields and local amenities. The property benefits from two reception rooms, cloakroom, three bedrooms, four piece family bathroom and low maintenance gardens.



This terraced family home is situated on the south side of Colchester and offers spacious living accommodation.

The ground floor benefits from entrance hall, cloakroom, lounge, dining area and kitchen/breakfast room.

The first floor offers three bedrooms and a four piece family bathroom.

Externally there are low maintenance gardens to the front and rear.

Entrance Door To:

Entrance Hall

Wood effect flooring, radiator, stairs to first floor, storage cupboard.

Cloakroom

Low level w.c., wash hand basin.

Lounge

12' 1" x 11' 7" (3.68m x 3.53m)

Upvc double glazed window to front, radiator, carpet.

Dining Room

9' 9" x 9' 5" (2.97m x 2.87m)

Upvc double glazed window to rear, radiator, carpet.

Kitchen

10' 9" x 9' 4" (3.28m x 2.84m)

Lino flooring, upvc double glazed window to rear, upvc double glazed door to rear, roll top work surfaces, matching base and eye level units, inset stainless steel sink unit with mixer tap, space for fridge/freezer, built-in cooker, four ring gas hob with extractor fan over, plumbing for washing machine.

First Floor Accommodation

Bedroom One

13' 6" x 12' 2" (4.11m x 3.71m)

Upvc double glazed window to front, radiator, carpet.

Bedroom Two

13' 4" x 9' 5" (4.06m x 2.87m)

Upvc double glazed window to rear, radiator, carpet.

Bedroom Three

9' x 6' 3" (2.74m x 1.91m)

Upvc double glazed window to front, radiator, built-in cupboard, carpet.

Bathroom

Low level w.c., shower cubicle, wash basin, panel enclosed bath, part tiled walls, heated towel rail, upvc double glazed window to rear.

Outside

There is a paved front garden area enclosed by low level brick wall with entrance gate.

The rear garden is block paved and enclosed by panel fencing with rear gated access.

There is on road 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



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welcome to Gurdon Road, Colchester

- Mid Terrace House
- Lounge & Dining Area
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Three Bedrooms
- Four Piece Family Bathroom
- Low Maintenance Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS119879 - 0002

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william h brown



01206 577772



Colchester@williamhbrown.co.uk



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



williamhbrown.co.uk