









# 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.

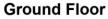
#### Outside

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.







**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), owered by www.focalagent.com





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# **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 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.





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