



Gloucester Avenue, Colchester, CO2 9AY

welcome to

Gloucester Avenue, Colchester

NO ONWARD CHAIN. This three bedroom semi detached house is situated on the south west side of Colchester, offering good access to local shops, amenities, schools and transport links. The property is currently let out and could provide an ideal investment opportunity.



Early viewing is advised of this semi detached house situated within 2 miles of Colchester's city centre and town train station and offered with no ongoing chain. Ground floor accommodation comprises entrance hall, lounge, kitchen/diner and conservatory. The first floor offers three bedrooms and a family bathroom. Externally there is a driveway providing parking and an enclosed rear garden.

Entrance Door To:

Entrance Hall

Laminate flooring, stairs to first floor, radiator, cupboard, doors to:

Lounge

14' 1" max x 10' max into bay window (4.29m max x 3.05m max into bay window)
Upvc double glazed bay window to front, radiator, carpet.

Kitchen / Diner

18' 1" max x 10' max (5.51m max x 3.05m max)
Range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob, extractor fan, space for appliances, tiled floor, radiator, upvc double glazed window to rear, upvc double glazed door to Conservatory, side access door to Cloakroom.

Conservatory

11' max x 7' 1" max (3.35m max x 2.16m max)
Upvc double glazed with radiator and doors to rear garden.

Cloakroom

Low level w.c., wash hand basin.

First Floor Accommodation

Landing

Carpet, upvc double glazed window to side, loft access, cupboard, doors to:

Bedroom One

14' 1" x 8' 1" max (4.29m x 2.46m max)
Upvc double glazed window to rear, carpet, radiator.

Bedroom Two

12' 1" x 11' max (3.68m x 3.35m max)
Upvc double glazed window to front, radiator, carpet,

Bedroom Three

9' max x 5' 1" max (2.74m max x 1.55m max)
Upvc double glazed window to front, radiator, overhead built-in cupboard.

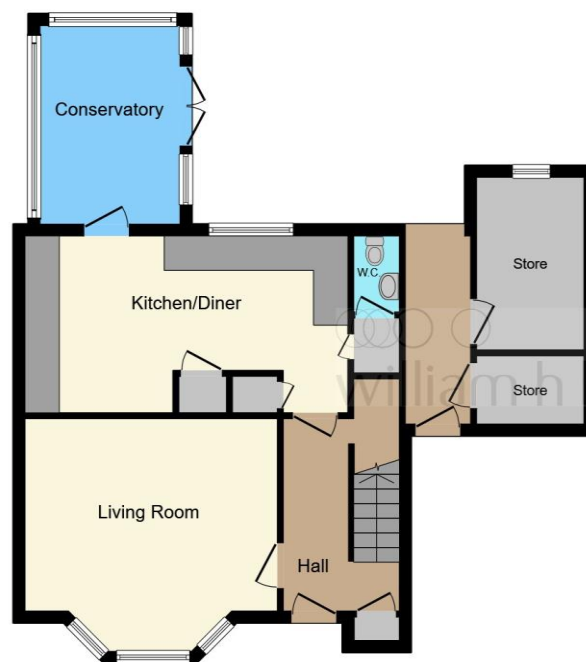
Bathroom

Three piece suite comprising panel enclosed bath, wall mounted wash hand basin and w.c., tiled walls, wood laminate flooring.

Outside

The front garden is laid to lawn. There is driveway parking for one car. Side access to rear. There is an outside storage area.

The rear garden is laid to lawn with patio, all enclosed by panel fencing.



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 Gloucester Avenue, Colchester

- Semi Detached House
- Spacious Living Accommodation
- Cloakroom & Bathroom
- Three Bedrooms
- Off Road Parking
- Front & Rear Gardens
- Ideal Investment Opportunity

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of
£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120482 - 0003

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