

Gladiator Way, Colchester, CO2 9PS



welcome to

Gladiator Way, Colchester

This well presented and spacious semi detached family home offers spacious and flexible accommodation throughout which is perfect for the growing family. The property is located on the south/west side of Colchester, offering excellent access to shops, amenities, schools and zoo.













Early viewing is advised of this attractive bay fronted family home situated on the popular Gladiator Way.

Ground floor accommodation comprises entrance hall, cloakroom, living room, dining area, L-shaped kitchen and utility room.

The first floor offers master bedroom with en suite shower room, two further bedrooms and a family bathroom.

Externally there is a lovely enclosed rear garden, off road parking and garage.

Entrance Door To:

Entrance Hall

Stairs to first floor with cupboard under, wood effect flooring, upvc double glazed window to side, radiator, doors to:

Cloakroom

Wood effect flooring, low level w.c., wash hand basin, heated towel rail, upvc double glazed window to front.

Lounge

13' 6" max into bay x 10' 7" (4.11m max into bay x 3.23m) Upvc double glazed bay window to front, feature fireplace, radiator, carpet.

Dining Area

10' 6" x 8' 8" (3.20m x 2.64m) Wood effect flooring, radiator, leading to:

Kitchen

20' 3" max x 17' 7" max (6.17m max x 5.36m max) L-shaped room with range of base and eye level units, roll edge work surfaces, inset sink and drainer unit, integrated microwave + oven + fridge/freezer, built-in dishwasher, two velux skylight windows, upvc double glazed French doors to rear, two radiators, door to:

Utility Room

5' 3" x 2' 6" ($1.60m \times 0.76m$) Wood effect flooring, space for washer/dryer, upvc double glazed windows to front and rear and door to side.

First Floor Accommodation

Landing

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

Bedroom One

10' 6" max x 8' 10" max (3.20m max x 2.69m max) Upvc double glazed window to front, built-in wardrobe, radiator, carpet, door to:

En Suite

Wood effect flooring, shower cubicle, low level w.c., wash hand basin, upvc double glazed window to side.

Bedroom Two

9' 3" max x 8' 8" max (2.82m max x 2.64m max) Upvc double glazed window to rear, built-in wardrobe, radiator, carpet.

Bedroom Three

10' 3" x 6' 6" (3.12m x 1.98m) Upvc double glazed window to front, radiator, built-in storage, carpet.

Bathroom

Wood effect flooring, panel enclosed bath with shower over, low level w.c., wash hand basin, heated towel rail, upvc double glazed window to rear.

Outside

There is a lawned area to the front of the property with side access gate to rear garden. The driveway provides off road parking and gives access to the Garage.

The rear garden is laid to lawn with patio and shingle areas, summer house and shed, all enclosed by panel fencing and brick wall.









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welcome to

Gladiator Way, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Three Bedrooms
- Cloakroom & Utility Room
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Off Road Parking & Garage

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

offers in excess of

£400,000





Garage

Dining Room

Ground Floor

Living Room

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 now inscending).

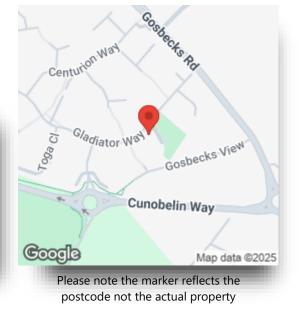
First Floor

edroom

Bedroom '

Landin

Bedroom 3



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Property Ref: CCS120601 - 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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