



Gladstone Road, Colchester, CO1 2EB

welcome to

Gladstone Road, Colchester

This well presented detached family home offers spacious and flexible living accommodation, as well as character features. The property is situated in the popular Gladstone Road, offering good access to the city centre and Colchester town train station, as well as Old Heath Recreation Ground.



Early viewing is essential to fully appreciate this attractive detached character home conveniently situated for access to amenities and transport links.

The property offers plenty of charm and benefits from ample living accommodation throughout. The ground floor offers entrance hall, cloakroom, four reception areas, kitchen and conservatory. The first floor offers four bedrooms and a family bathroom, The property further benefits from a cellar and store room. Externally there is off road parking and a generous enclosed rear garden backing onto woodland.

Entrance Door To:

Entrance Lobby

With door to:

Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator, door to stairwell leading down to Cellar and Store Room, doors to:

Cloakroom

Low level w.c., wash hand basin, laminate flooring.

Sitting Room

13' 5" max into bay x 12' 10" (4.09m max into bay x 3.91m)
Double glazed bay window to front, feature fireplace, carpet, large radiator.

Living Room

12' 9" x 11' 5" (3.89m x 3.48m)
Carpet, feature fireplace, radiator, opening to:

Dining Room

17' 8" x 9' 5" (5.38m x 2.87m)
Lino flooring, radiator, skylight windows, upvc double glazed doors to Conservatory, opening to Kitchen.

Conservatory

10' 1" max x 9' 4" max (3.07m max x 2.84m max)
Upvc double glazed window doors to rear garden and pitched roof, lino flooring.

Kitchen

11' 10" max x 9' 1" max (3.61m max x 2.77m max)
Lino flooring, range of white base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, integrated oven and hob with extractor over, space for appliances, double glazed window to rear and door to garden, door to:

Snug

11' max x 10' 4" max (3.35m max x 3.15m max)
Upvc double glazed window to side, built-in cupboards, radiator, door back to Hallway.

First Floor Accommodation

Spacious Landing

With doors to:

Bedroom One

14' 3" max into bay recess x 13' 1" (4.34m max into bay recess x 3.99m)
Double glazed bay window to front, feature fireplace, carpet, radiator

Bedroom Two

12' 6" x 12' 5" (3.81m x 3.78m)
Double glazed window to rear, carpet, radiator.

Bedroom Three

11' 3" x 10' 7" (3.43m x 3.23m)
Double glazed window to rear, feature fireplace, carpet, radiator.

Bedroom Four

8' 9" x 8' 4" (2.67m x 2.54m)
Carpet, double glazed window to side, built-in storage cupboards, radiator.

Bathroom

Modern white suite comprising panel enclosed bath with hot and cold taps, low level w.c. and pedestal wash hand basin, tiled walls, lino flooring, radiator, double glazed window to side.

Outside

To the front of the property there is a driveway providing off road parking and leading to storage garage.

The property benefits from a lovely mature rear garden which is generous in size and mainly laid to lawn with mature shrubs, trees, seating areas and garden shed, all enclosed by panel fencing. Side access.



view this property online williamhbrown.co.uk/Property/CCS118791





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



welcome to

Gladstone Road, Colchester

- Attractive Bay Fronted Home
- Four Reception Rooms
- Conservatory & Modern Kitchen
- Cellar & Store Room
- Four Bedrooms
- Cloakroom & Bathroom
- Off Road Parking & Enclosed Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: E

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS118791



Property Ref:
CCS118791 - 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