



Goodey Close, COLCHESTER, CO1 2BH

welcome to

Goodey Close, COLCHESTER

This semi detached house is situated in the popular New Town area of Colchester, offering excellent access to the city centre and Colchester town train station. The property offers well presented and spacious accommodation and offers an excellent opportunity as a family home or investment.



Early viewing is advised of this family home offering well presented and modern accommodation, being ideally situated for access to the city centre and transport links.

Ground floor accommodation comprises entrance hall, modern kitchen/diner, spacious living room and conservatory.

The first floor offers three bedrooms and a family bathroom.

Externally there is an enclosed rear garden and permit parking is available.

Entrance Door To:

Entrance Porch

With door to:

Entrance Hall

Carpet, two storage cupboards, stairs to first floor, doors to:

Kitchen

12' 6" max x 11' 5" max (3.81m max x 3.48m max)
Range of modern matching light base and eye level units, work surfaces, inset sink and drainer unit, integrated double oven, inset hob with extractor over, tiled splashbacks, integrated fridge/freezer + dishwasher, tiled floor, upvc double glazed window to front.

Lounge

17' 7" max x 10' 7" max (5.36m max x 3.23m max)
Upvc double glazed door to rear and upvc double glazed double doors to Conservatory, radiator, carpet.

Conservatory

12' 2" x 10' 9" (3.71m x 3.28m)
Part brick and part upvc double glazed with doors to rear garden, tiled floor, radiator, pitched roof.

First Floor Accommodation

Landing

Two storage cupboards, access to loft (part boarded), carpet.

Bedroom One

14' 10" x 8' 8" + door recess (4.52m x 2.64m + door recess)
Upvc double glazed window, radiator, carpet, built-in wardrobe.

Bedroom Two

8' 9" x 8' 5" (2.67m x 2.57m)
Upvc double glazed window to front, wood FX flooring, radiator.

Bedroom Three

8' 9" x 6' 6" to face of cupboard (2.67m x 1.98m to face of cupboard)
Upvc double glazed window to rear, radiator, carpet, built-in cupboard.

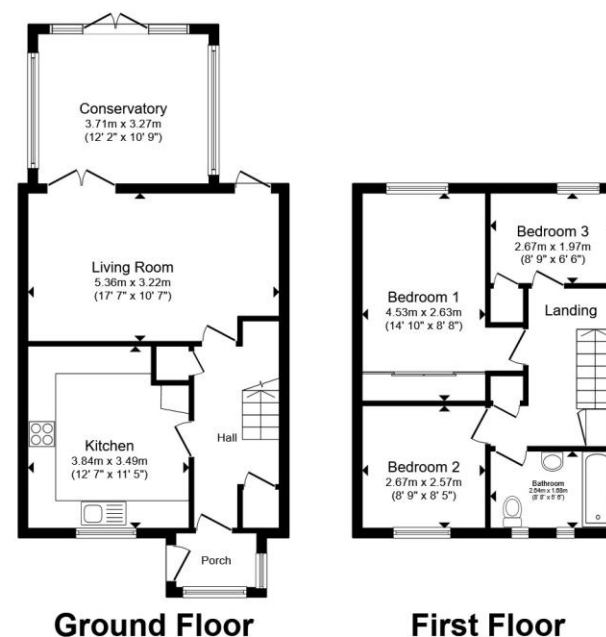
Family Bathroom

Panel enclosed bath with shower over, wash hand basin, low level w.c., wood FX flooring, radiator, towel rail, tiled walls, two upvc double glazed windows to front.

Outside

The rear garden is laid to lawn and patio with brick built shed all enclosed by panel fencing. Rear access gate.

There is permit parking available and communal parking bay available for residents.



Total floor area 94.6 m² (1,018 sq.ft.) approx

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.propertybox.io

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welcome to

Goodey Close, COLCHESTER

- Semi Detached Family Home
- Modern Kitchen/Diner
- Living Room & Conservatory
- Three Bedrooms
- Modern Family Bathroom
- Enclosed Rear Garden
- Permit Parking Available

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

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120714 - 0003

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