





welcome to

Gardenia Walk, COLCHESTER

Offered with *TENANTS IN SITU CURRENTLY ACHIEVING £985 PCM* this excellent *THREE/FOUR BEDROOM MID-TERRACE HOUSE* provides *AMPLE ACCOMMODATION*. Situated in a *POPULAR AREA* overlooking the green the property is convenient for *LOCAL SCHOOLS*, *VARIOUS SHOPS* and the University of Essex.

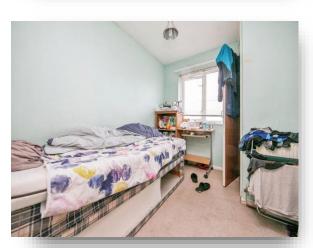












Entrance

The property is entered via the front door with obscure double glazed inset leading to:

Entrance Hall

Door opening onto the rear garden, obscure double glazed window to the front aspect, built-in cupboard, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Study

11' 10" x 7' max (3.61m x 2.13m max) Door leading to:

Lounge / Bedroom Four

11' $10" \times 9' = (3.61 \text{ m} \times 2.90 \text{ m})$ Double glazed window to the front aspect and a radiator.

Cloakroom

Obscure double glazed window to the rear aspect, low level WC, wash hand basin and tiled flooring.

Kitchen / Dining Room

11' 10" x 9' 8" max (3.61m x 2.95m max)
Double glazed window to the rear aspect, single sink

and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric cooker point, cooker hood over, plumbing for a washing machine and dishwasher, radiator and tiled flooring.

First Floor Landing

Access to the loft, built-in cupboard and doors leading to;

Bedroom One

14' 8" \times 11' \max ($4.47m \times 3.35m \max$) Double glazed window to the front aspect, radiator and a door leading to:

En-Suite Shower

Shower quadrant with Triton electric shower and adjustable shower head, pedestal wash hand basin with mixer tap and tiled walls.

Bedroom Two

11' 2" x 9' 8" (3.40m x 2.95m) Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Three

 $9'\ 2''\ x\ 7'\ 10''\ (2.79m\ x\ 2.39m\)$ Double glazed window to the front aspect, built-in wardrobe and a radiator.

Bathroom

Obscure double glazed window to the rear aspect, corner bath with Mira electric shower and adjustable shower head, pedestal wash hand basin, low level WC, radiator and tiled walls.

Rear Garden

The rear garden is partly laid to lawn with a paved patio area, built-in pram shed, wooden shed and further access via the rear gate and rear pathway.

Parking

There is a communal car parking area neighbouring the property providing off road parking.





welcome to

Gardenia Walk, COLCHESTER

- Three/Four Bedrooms
- Mid-Terrace House
- Tenants in Situ (paying £985pcm)
- En-Suite Shower Room
- Rear Garden

Tenure: Freehold EPC Rating: C

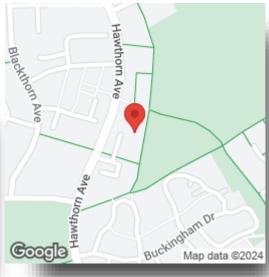
offers in excess of

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ108604



Property Ref: CSJ108604 - 0004 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.





01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex, CO4 0NA



williamhbrown.co.uk