



Gardenia Walk, COLCHESTER, CO4 3RX

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" x 9' 6" (3.61m x 2.90m)
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" x 11' max (4.47m x 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.



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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

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Property Ref:
CSJ108604 - 0004

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