

Gascoigne Road, Colchester, CO4 0BP

william h brown

welcome to

Gascoigne Road, Colchester

Offered with NO ONWARD CHAIN this MID-TERRACE HOUSE requires some modernisation with the POTENTIAL TO MAKE THE PERFECT FAMILY HOME. Situated in a POPULAR CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. Early viewing is highly recommended.













Entrance

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

Hallway

Boxed electric meter, radiator, stairs rising to the first floor and a door leading to:

Living Room

13' 8" x 11' 10" max (4.17m x 3.61m max)

Double glazed window to the front aspect, chimney breast, fireplace feature, built-in understairs cupboard (housing the gas meter), radiator and a door leading to:

Kitchen / Dining Room

18' 2" x 9' (5.54m x 2.74m)

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, built-in electric double oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, wall-mounted Worcester boiler, tiled flooring and obscure double glazed door leading to:

Conservatory

12' x 6' 2" (3.66m x 1.88m)

Double glazed door opening onto the rear garden, double glazed windows to the rear aspect and a tap.

First Floor Landing

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

Bedroom One

12' 8" x 9' (3.86m x 2.74m)

Double glazed window to the rear aspect, built-in airing cupboard (housing the water tank with shelving) and a radiator.

Bedroom Two

8' 8" \times 8' 6" max (2.64m \times 2.59m max) Double glazed window to the front aspect and a radiator.

Bedroom Three

9' 4" \times 8' 10" max (2.84m \times 2.69m max) Double glazed window to the front aspect and a radiator.

Shower Room

Obscure double glazed window to the rear aspect, shower cubicle with adjustable shower head and mixer tap, wash hand basin, low level WC, radiator and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a central path leading to the rear, brick-built workshop and a gate to the side (for access over the neighbouring property).

Parking

There is a gated driveway to the front of the property providing off road parking for a number of vehicles.





welcome to

Gascoigne Road, Colchester

- Three Bedrooms
- Mid-Terrace Family House
- Kitchen/Dining Room
- First Floor Bathroom
- Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£230,000







Goring Rd Barrardiston Ru Nyloffe Rd Nyloffe Rd Rainead Rd N Fairhead Rd N Grown Bays Rd Ra Barrard Rd Map data ©2025 Google

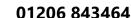
Please note the marker reflects the postcode not the actual property

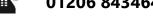
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Property Ref: CSJ109823 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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

ColchesterStJohns@williamhbrown.co.uk

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



