



**Gascoigne Road, Colchester, CO4 0BP**

**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" x 8' 6" max ( 2.64m x 2.59m max )

Double glazed window to the front aspect and a radiator.

### Bedroom Three

9' 4" x 8' 10" max ( 2.84m x 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.



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## **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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109823 - 0003

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**william h brown**



**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**