



GAINSBOROUGH ROAD, COLCHESTER, ESSEX, CO3

GUIDE PRICE £425,000





We are delighted to be marketing this three-bedroom detached home situated in the sought-after area known as Prettygate west of Colchester City Centre, we will have vacant possession at the end of June. The property is close to excellent local schools and highly regarded schools are within walking distance. The property will need updating including the kitchen, bathroom and general redecoration.

A spacious entrance hall welcomes you, stairs leading to the first floor, doors leading to kitchen and good-sized lounge, with large bay window to front, window to side, walk through to dining area and built in bar, French doors opening to rear garden. The kitchen is well appointed if not dated and will need refurbishing, there is potential to knock through to the dining area to create an open plan kitchen/diner at the rear of the property. From the kitchen there is a double-glazed door to a lean-to area that gives space for a utility area with door to the cloakroom and garage and a double-glazed door to the rear garden.



On the first floor there are three well-proportioned bedrooms, two doubles with large, double-glazed windows, the two double rooms include recess for double wardrobes while the smaller bedroom has a double-glazed window to the front. The family bathroom comprises of a panelled bath with electric shower over, vanity wash hand basin, WC, radiator and double-glazed window to rear.

Outside to the front offers ample off-road parking, concrete driveway leading to garage with up and over doors. Several properties on Gainsborough Road have extended over the garage, including the neighbouring property.

The rear garden is approximately 80ft and is mainly laid to lawn, it's fenced to all sides and benefits from a patio area.

LOUNGE

13' 9" plus bay window x 12' 10" (4.19m x 3.91m)
Two double glazed windows to side, radiator.

DINING ROOM

10' 9" x 10' 5" (3.28m x 3.18m) Double glazed patio door to the rear, double glazed window to the side, radiator.

KITCHEN

11' 8" x 8' 9" (3.56m x 2.67m) Double glazed window to rear, sink unit, worktops to side, space for gas cooker, worktop to side, eye and base level units, double glazed door to lean to.

LEAN TO

8' 3" x 8' (2.51m x 2.44m) Door to garage, double glazed door to rear and door to cloakroom.

CLOAKROOM

WC, wash hand basin and window to rear.

GARAGE

16' 1" x 8' 3" (4.9m x 2.51m) Window to side, up and over door, power and lights.

BEDROOM ONE

12' 5" double wardrobe recess x 11' 8" (3.78m x 3.56m) Double glazed window to front, two double glazed windows to side, radiator.





BEDROOM TWO

11' 8" x 10' 6" (3.56m x 3.2m) plus double wardrobe recess Double glazed window to rear, radiator.

BEDROOM THREE

8' 3" x 7' 9" (2.51m x 2.36m) Double glazed window to front, radiator.

BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m) Double glazed window to rear, bath with electric shower over, vanity wash hand basin, WC and radiator.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		