



GRAY ROAD, COLCHESTER, ESSEX, CO3

GUIDE PRICE £500,000







We are delighted to offer for sale this well presented three bedroom semi detached house, located close to town centre. This property comprises of a living room, kitchen with an integrated oven/ hob, breakfast room, dining room, utility room with white goods, downstairs cloakroom and family bathroom with separate shower. Further benefitting from having an enclosed rear garden, gas central heating, a garage and on road permit parking. An early viewing is advised to appreciate the accommodation to offer.

#### LIVING ROOM

10' 9" x 19' 9" (3.28m x 6.02m) plus bay window to front UPVC double glazed window to the front, feature fireplace, fitted carpet.

#### KITCHEN

8' 4" x 7' 0" (2.54m x 2.13m) UPVC double glazed window to side, eye level and base units with over worktops, integrated oven/ hob, extractor fan, ceramic sink, tiled flooring.

#### UTILITY ROOM

8' 7" x 5' 2" x 9' 2" UPVC double glazed window to the rear, worktop area, storage cupboard, washing machine/ tumble dryer. fridge freezer, tiled flooring.





#### CLOAK ROOM

UPVC double glazed window to the side, vanity hand wash basin, low level wc, tiled flooring.

#### BREAKFAST ROOM

9' 4" x 8' 5" (2.84m x 2.57m) UPVC double glazed window to the side, feature fireplace, wood effect flooring.

#### DINING ROOM

9' 5" x 12' 5" (2.87m x 3.78m) UPVC double glazed window to the rear, feature fireplace, oak flooring.



#### BEDROOM ONE

14' 9" plus door recess x 8' 5" (4.5m x 2.57m) max UPVC double glazed window to the front, storage cupboard, feature fireplace, 1 x radiator, fitted carpet.

#### BEDROOM TWO

12' 8" x 8' 6" (3.86m x 2.59m) UPVC double glazed window to rear, 1 x radiator, fitted carpet.

#### BEDROOM THREE

9' 5" x 11' 2" (2.87m x 3.4m) UPVC double glazed window to the front, fitted wardrobe, 1 x radiator, fitted carpet.



#### BATHROOM

9' 1" x 5' 8" (2.77m x 1.73m) UPVC double glazed window to the rear, bath, separate shower with glass screen, vanity hand wash basin, low level wc, heated towel rail, tiled throughout.

#### GARDEN

Enclosed rear garden with laid to lawn.

#### GARAGE

Single garage.

#### PARKING

On road permit parking.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		