



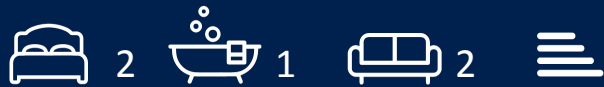
8 Gurton Road, Coggeshall, Colchester, Essex, CO6 1QL

£395,000

- Two double bedrooms
- No chain
- viewing advised
- Corner plot
- Garage and parking
- Wood flooring

8 Gurton Road, Colchester CO6 1QL

Philip James Estates are pleased to offer for sale this two bedroom semi detached bungalow. The property has been enhanced by the current vendor to a very high standard and viewing is highly recommended. the property consists of lounge, dining room/conservatory, fitted kitchen, bathroom and two double bedrooms. Large corner plot providing ample parking, detached garage and front and rear gardens. Please call to arrange an early appointment.



Council Tax Band: C



Entrance Hall

Composite front door leading to hallway, radiator, wood effect tiled flooring, loft hatch with loft ladder, doors to

Kitchen

9'7" x 9'5"

Double glazed window to side aspect and double glazed window overlooking conservatory. Range of base and eye level units, built in microwave and oven, hob, and extractor hood, washing machine and dishwasher.. Radiator, single sink with mixer tap set, tiled splash back and wood effect tiled flooring to compliment. Open to :-

Lounge

16'7" x 10'5"

Wood effect tiled flooring, radiator, open to

Conservatory/Dining Room

17'10" x 9'3"

Glazed with two sets of French doors to side and rear, two Velux style window to roof, inset lights and Karndean floor to compliment.

Bedroom One

12'10" x 10'4"

Double glazed window to front aspect, radiator.

Bedroom Two

9'7" x 9'6"

Double glazed window to side aspect, radiator

Bathroom

Double glazed window to side aspect, low level WC and wash hand basin inset to vanity unit, panel bath with shower over, part tiled walls and wood effect tiled flooring to compliment, feature heated towel rail and inset lighting

Rear Garden

Commencing with large patio area to rear and side, remaining garden laid to lawn with mature shrub and flower borders, garden shed to rear of garden. Side pedestrian access leading to front.

Front Garden

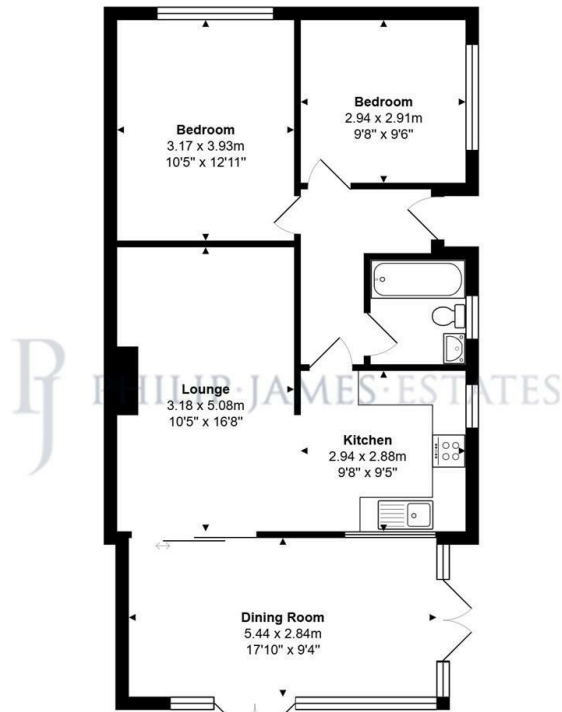
this corner plot afford a large parking area whilst still having lawned and flower bed borders.

Parking and Garage

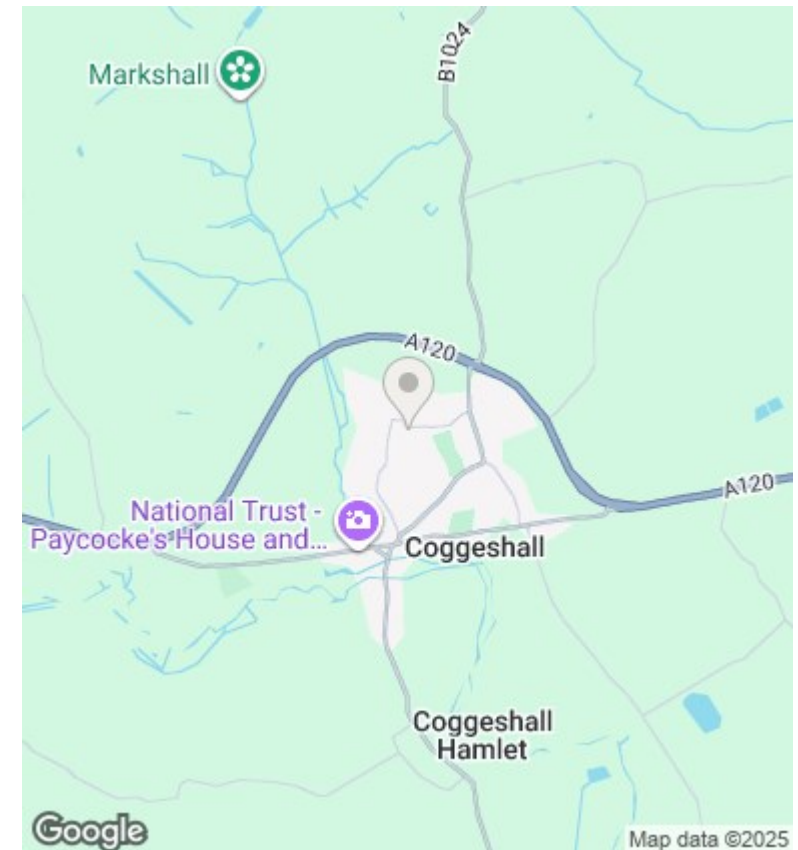
Driveway leading to detached garage with electric door, power and light connected







Total Area: 72.3 m² ... 778 ft²
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC