



James Gore Drive

Colchester, CO2 8WZ

Guide Price £225,000 - £250,000

*** GUIDE PRICE OF £225,000 - £250,000 ***

** NO ONWARD CHAIN **

Welcome to a stunning two-bedroom home situated in a highly desirable location offering residents easy access to nearby amenities and attractions.



Property Features

- TWO BEDROOM
- EASY ACCESS FOR SHOPS
- GOOD SIZED GARDEN
- CUL-DE-SAC
- FIRST FLOOR BATHROOM
- NO ONWARD CHAIN

Full Description

THE HOME

This stylish two-bedroom end of terrace property is located within a modern development to the south of Colchester. The property boasts ample living space, comprising an entrance hall with a radiator, under stairs cupboard, and stairs leading to the first floor, and a cloakroom with a low-level WC, a wash hand basin, and a radiator.

The kitchen/breakfast room is a true focal point, featuring a double glazed window to the front aspect and a range of integrated appliances, including an oven, gas hob with extractor over, and full range of appliances like the fridge freezer, washing machine, and slimline dishwasher. The lounge boasts a radiator and patio doors leading to the rear garden, perfect for outdoor relaxation and entertainment.

Moving up to the first floor, a landing leads to two generously sized bedrooms and a family bathroom. Bedroom one features two double glazed windows to the front aspect, a radiator, and built-in wardrobes, while bedroom two includes a double glazed window to the rear aspect and a radiator. The family bathroom comprises of an obscure double glazed window to the rear aspect, heated towel rail, panel enclosed bath with shower over, low-level WC, and a wash hand basin.

Overall, this stylish two-bedroom end of terrace property in south Colchester provides a comfortable and convenient living experience and is an excellent opportunity for first-time buyers, small families.

The rear garden of this property is fully enclosed by a fence, offering privacy and security for occupants. The garden commences with a lovely patio area, perfect for outdoor dining or entertaining, leading to the rest of the garden area, which is mainly laid to lawn. The garden provides an ideal outdoor space for children to play or for relaxation and gardening.

The property benefits from one allocated parking space, which ensures that residents have convenient and hassle-free parking for their vehicles.



MEASUREMENTS

Entrance hall

Cloakroom

Kitchen/breakfast room 14' 11" x 5' 9" (4.55m x 1.75m)

Lounge 12' 7" x 9' (3.84m x 2.74m)

Landing

Bedroom one 12' 7" x 9' 10" (3.84m x 3m)

Bedroom two 11' 11" x 5' 7" (3.63m x 1.7m)

Bathroom

Outside

AGENTS NOTES

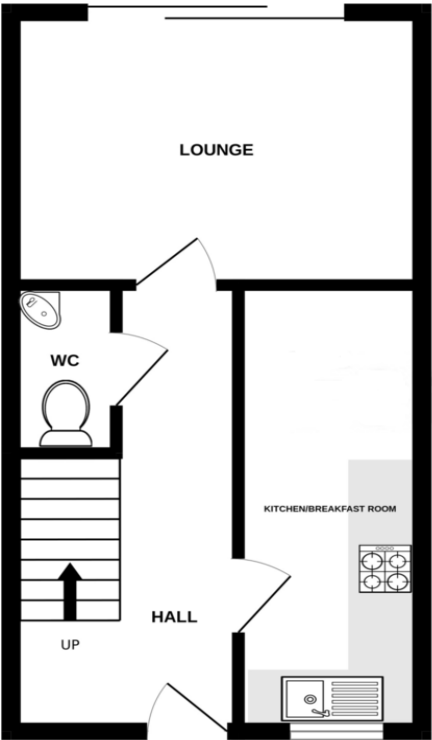
Important information Council Tax Band - C

EPC rating - C.

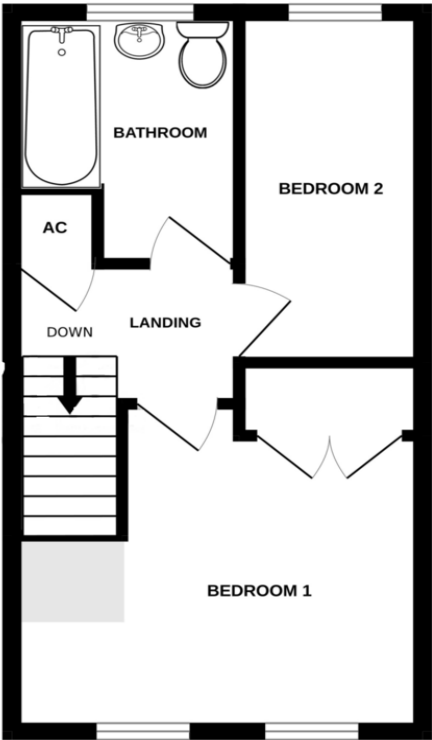
Tenure - Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements