



**Goring Road, Colchester, CO4 0DB**



**welcome to**

**Goring Road, Colchester**

Offered with NO ONWARD CHAIN this excellent END-TERRACED HOUSE requires some modernisation offering the potential to make the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120.



### **Entrance**

The property is entered via the front door leading to:

### **Entrance Hall**

Boxed electric meter and consumer unit, radiator, stairs rising to the first floor and a door leading to:

### **Living Room**

13' 8" x 12' 10" max ( 4.17m x 3.91m max )

Double glazed sliding patio doors opening onto the rear garden, chimney breast, fireplace feature, built-in understairs cupboard (with obscure double glazed window to the front), dado rail and a door leading to:

### **Kitchen / Dining Room**

16' x 8' 2" ( 4.88m x 2.49m )

Part double glazed door opening onto the rear garden, double glazed windows to the front, side and rear aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a radiator.

### **First Floor Landing**

Double glazed window to the front aspect, access to the loft and doors leading to;

### **Bedroom One**

16' x 10' 8" max ( 4.88m x 3.25m max )

Double glazed windows to front and rear aspects, fitted cupboard (housing the Worcester boiler), fitted cupboard (with shelving) and a radiator.

### **Bedroom Two**

11' 4" x 8' 2" max ( 3.45m x 2.49m max )

Double glazed window to the rear aspect, radiator and a dado rail.

### **Bathroom**

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap and adjustable shower head, pedestal wash hand basin, low level WC, radiator and part tiled walls.

### **Rear Garden**

The rear garden is mainly laid to lawn with a split level block paved patio, exterior lighting and gated access to both sides (for neighbouring access).

### **Driveway**

The block paved driveway can be found to the front of the property with double gates to the front and the boxed gas meter.

### **Agents Note**

All services have not, and will not be tested



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welcome to

## Goring Road, Colchester

- Two Bedrooms
- End Terrace House
- First Floor Bathroom
- Generous Rear Garden
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109693 - 0009

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