



**King George Road, Colchester, CO2 7PG**



**welcome to**

## **King George Road, Colchester**

This spacious four bedroom semi detached family home, requiring modernisation, is situated within one miles of the city centre and Colchester town train station, as well as offering excellent access to local amenities, Abbey Fields and schools.



**Early viewing is advised of this spacious family home offering an excellent opportunity for refurbishment and modernisation. The property offers excellent access to amenities and transport links and is offered with the benefit of NO ONWARD CHAIN.**

#### Entrance Door To:

#### Entrance Hall

Stairs to first floor, wood effect flooring, radiator, doors to Kitchen & Living Room.

#### Lounge

14' 6" x 10' 10" + bay recess ( 4.42m x 3.30m + bay recess )  
Bay window to front, carpet, radiator, log burner.

#### Kitchen

21' 5" max x 9' 10" max ( 6.53m max x 3.00m max )  
Windows and doors to rear leading to Dining Room, base level units, work surface, free standing cooker, radiator, door to Inner Hallway.

#### Dining Room

16' 8" x 7' 7" ( 5.08m x 2.31m )  
Windows and doors to rear leading to garden, skylight windows, concrete floor, radiator, double doors to:

#### Conservatory

18' 2" x 11' 5" ( 5.54m x 3.48m )

#### Sitting Room / Study

13' 1" x 11' 4" max ( 3.99m x 3.45m max )  
Window to rear, radiator, door to:

#### Inner Hallway

With doors to Kitchen, Bathroom, Utility and Bedroom.

#### Bathroom

Window to side, panel enclosed bath, low level w.c., wash hand basin, radiator.

#### Utility Room

8' 2" x 7' 7" ( 2.49m x 2.31m )  
Windows and door to side, boiler, radiator.

#### Bedroom Four

10' 10" x 7' 9" ( 3.30m x 2.36m )  
Window to front, window to side, radiator.

#### First Floor Accommodation

#### Landing

Carpet, storage cupboard, window to side, doors to:

#### Bedroom One

14' 7" max x 8' 4" max + wardrobe ( 4.45m max x 2.54m max + wardrobe )  
Window to rear, radiator.

#### Bedroom Two

11' 9" x 10' 10" + wardrobe recess ( 3.58m x 3.30m + wardrobe recess )  
Window to front, built-in wardrobe, radiator.

#### Bedroom Three

9' 2" x 7' 9" ( 2.79m x 2.36m )  
Window to front, radiator.

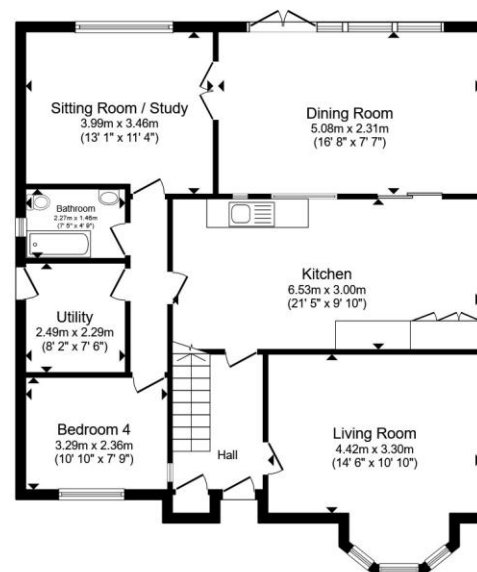
#### Shower Room

Window to rear, wash hand basin in vanity unit, low level w.c., space for shower

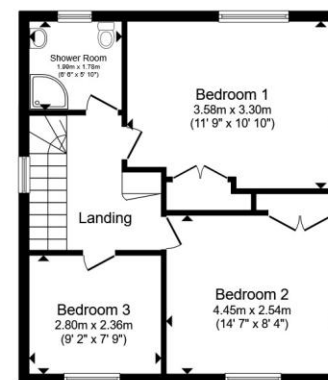
#### Outside

To the front of the property there is a driveway providing off street parking and leading to the garage.

There is a generous rear garden which is mainly laid to lawn, all enclosed by panel fencing.



**Ground Floor**



**First Floor**

Total floor area 146.6 m<sup>2</sup> (1,578 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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welcome to

## King George Road, Colchester

- NO ONWARD CHAIN
- Spacious Home Requiring Refurbishment
- Three Reception Rooms
- Four Bedrooms
- Two Bathrooms (Unfinished)
- Off Road Parking & Garage
- Generous Rear Garden

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

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS120677 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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