



GRAY ROAD, COLCHESTER, ESSEX, CO3

GUIDE PRICE £475,000

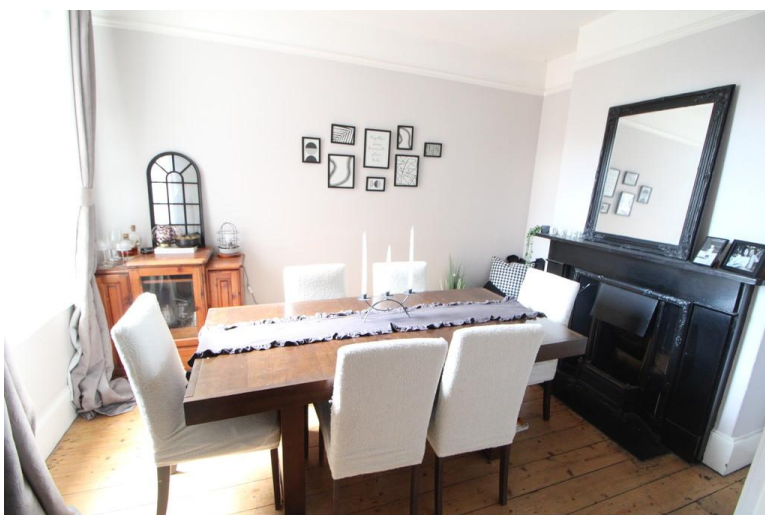




We are delighted to offer for sale this well presented three-bedroom semi-detached house, located close to town centre. This property comprises of a living room, kitchen with an integrated oven/ hob, breakfast room, dining room, utility room with white goods, downstairs cloakroom and family bathroom 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.



CLOAKROOM

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		
1-20	G		