



### Description:

The property comprises an extensive parcel of land together with an existing semi detached house. The house requires full renovation and modernisation, the land has the benefit of full planning permission for the development of an additional two floor detached house.

### Accommodation:

#### Existing House: No 110 Gosbecks Road

First floor: Three bedrooms

Ground floor: Porch, entrance hall, two reception rooms, kitchen, utility room

Outside: Off street parking, garage, rear garden

**EPC Rating:** F

**Council Tax Band:** C

### Accommodation (continued):

#### Adjoining Land: Land adjoining No 110 Gosbecks Road

This land has the benefit of full planning permission for the demolition of the existing structure on the land (which is a garage) and the construction of a two floor detached dwelling to total some 164 sq. m (1,765 sq ft). The planning permission was granted by Colchester City Council on 10th April 2025 ( planning application ref : 242355) full details of the permission and plans are available from the auctioneers.

### To view:

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

