PHILIP·JAMES·ESTATES

# 34 Gurton Road, Coggeshall, Colchester, Essex, CO6 1QA

£485,000

- Viewing highly recommended
- Three reception rooms
- Four bedrooms
- Call for further details
- Ample off road parking for several cars

17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
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# 34 Gurton Road, Colchester CO6 1QA

Philip James Estates are pleased to offer for sale this large four bedroom semi detached house with ample parking for several cars. Viewing is highly recommended to appreciate the accommodation that this property offers including three reception rooms, fitted kitchen, downstairs cloak room am utility room. To the first floor there are four bedrooms and family bathroom. Enclosed rear garden, ample off road parking, please call for further details

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Council Tax Band: C

### Entrance
Composite front door with glazed side panel leading to :-

### Hallway
Large entrance hall with ample space for storage, storage cupboard, two feature radiators, wood effect flooring, stairs to first floor, doors to :-

### Utility
7'9" x 3'0"
Plumbed for washing machine, storage.

### Downstairs Cloakroom
Double glazed window to side aspect, low level WC, wash hand basin, part tiled walls to compliment.

### Lounge
14'9" x 11'8"
Double glazed window to front aspect, feature radiator, wood flooring, storage cupboard.

### Kitchen
11'10" x 9'8"
Double glazed window to rear aspect, range of base and eye level units, inset dishwasher, fridge/freezer, wine cooler. One and half bowl sink with mixer tap set, built in double oven, hob and extractor, wood effect flooring.

### Dining Room
15'3" x 8'2"
Double glazed window to rear aspect, feature radiator, wood flooring, double glazed French doors to side aspect.

### Family Room
16'0" x 7'8"
Double glazed window to front aspect, radiator,

### Stairs and Landing
Stairs rising to first floor, storage cupboard, loft hatch, inset lighting to compliment, doors to :-

### Bedroom One
14'10" x 9'5"
Double glazed window to rear aspect, feature radiator, wood effect flooring.

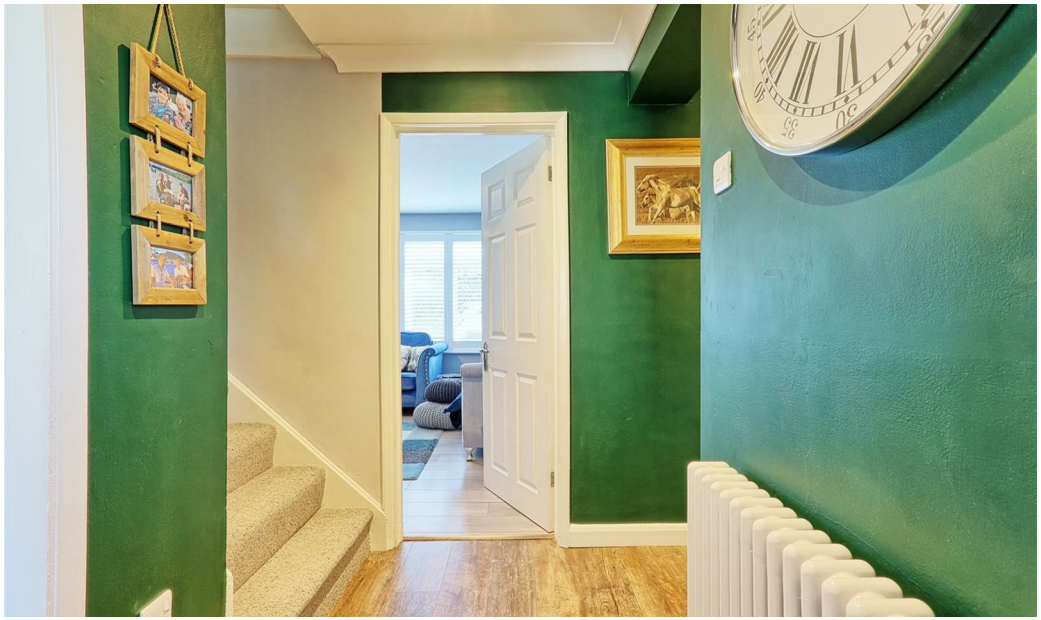
### Bedroom Two
14'10" x 9'3"
Double glazed windows to front and side aspects, feature radiator.

### Bedroom Three
12'10" x 8'2"
Double glazed window to front aspect, radiator.

### Bedroom Four
9'5" x 8'2"
Double glazed window to rear aspect, radiator.

### Rear Garden
Commencing with patio area, raised border beds, remaining laid to lain, garden shed to remain. Side access leading to :

### Front Garden
Block paved providing parking for several cars.



FAMILY

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FAMILY

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the Best
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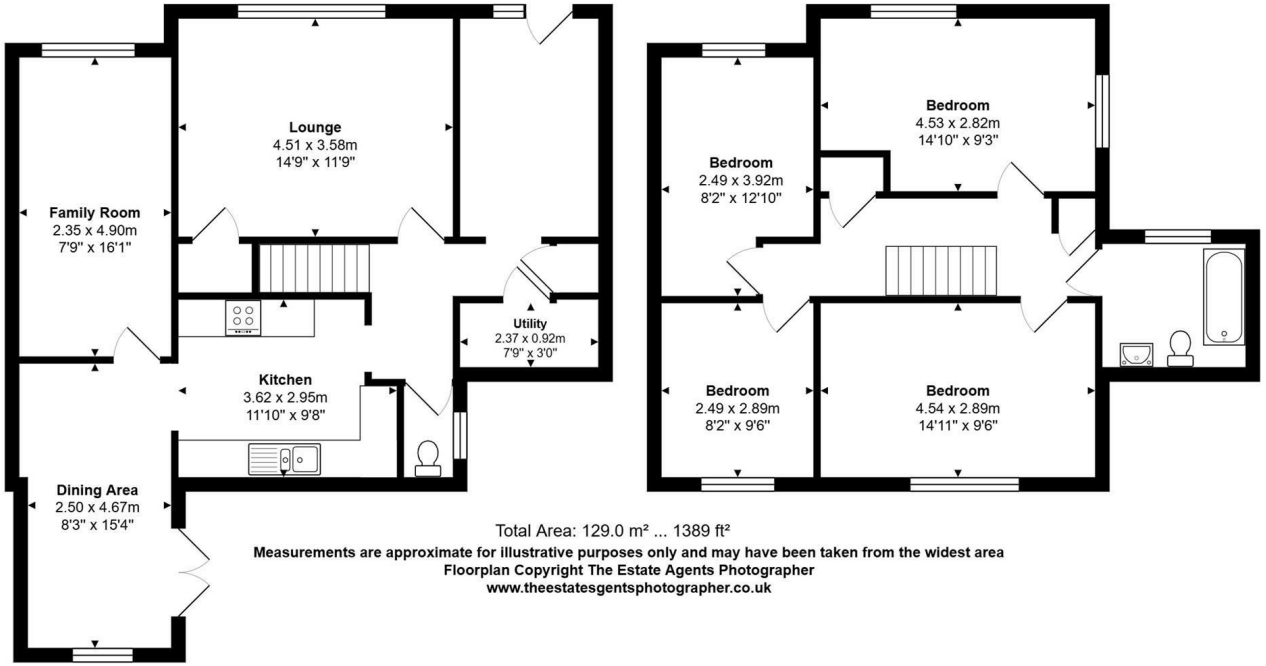
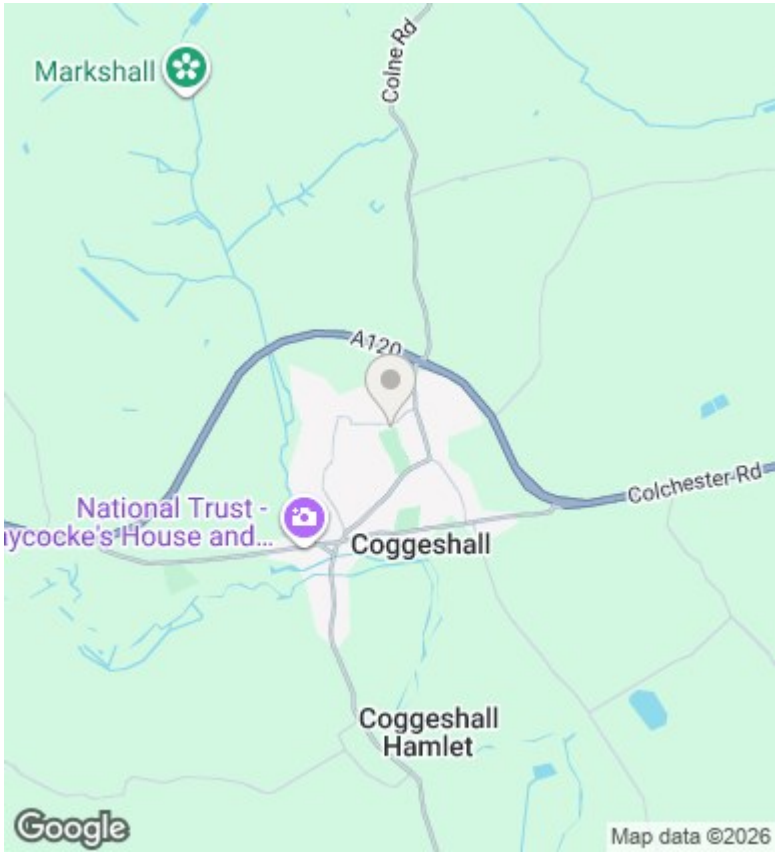


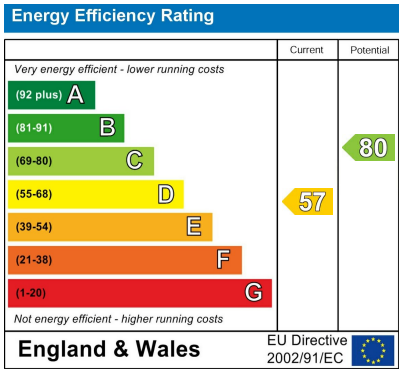

## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

C

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