



**Glisson Square, Colchester, CO2 9AJ**

**welcome to**

**Glisson Square, Colchester**

This spacious terraced house is situated on the south side of Colchester, in the Shrub End area, offering excellent access to local shops, amenities, schools and green spaces. The property could be an ideal family home and early viewing is advised.



**This family home is conveniently situated for access to amenities and transport links. Ground floor accommodation comprises entrance hall, living room, kitchen/diner, rear lobby, store room and w.c. The first floor offers master bedroom with shower cubicle, two further bedrooms and modern family bathroom. Externally there is a large rear garden and communal parking.**

#### **Entrance Door To:**

#### **Entrance Hall**

Stairs to first floor, doors to:

#### **Living Room**

Upvc double glazed bay window to front, laminate wood flooring, radiator.

#### **Kitchen / Diner**

Comprehensive range of matching base and eye level units, built-in eye level oven and grill, inset hob with extractor hood over, tiled splashbacks, space for appliances, work surfaces, inset sink and drainer unit with mixer tap, radiator, ceiling spotlights, tiled floor, two upvc double glazed windows to rear, upvc double glazed door to Rear Lobby.

#### **Rear Lobby**

Double doors to side, built-in cupboard, doors to Store Room and W.C.

#### **First Floor Accommodation**

#### **Landing**

With doors to:

#### **Bedroom One**

Upvc double glazed window to rear, three wardrobes, shower cubicle, radiator, carpet.

#### **Bedroom Two**

Upvc double glazed window to front, radiator, carpet, wardrobe.

#### **Bedroom Three**

Upvc double glazed window to front, radiator, carpet, wardrobe cupboard.

#### **Bathroom**

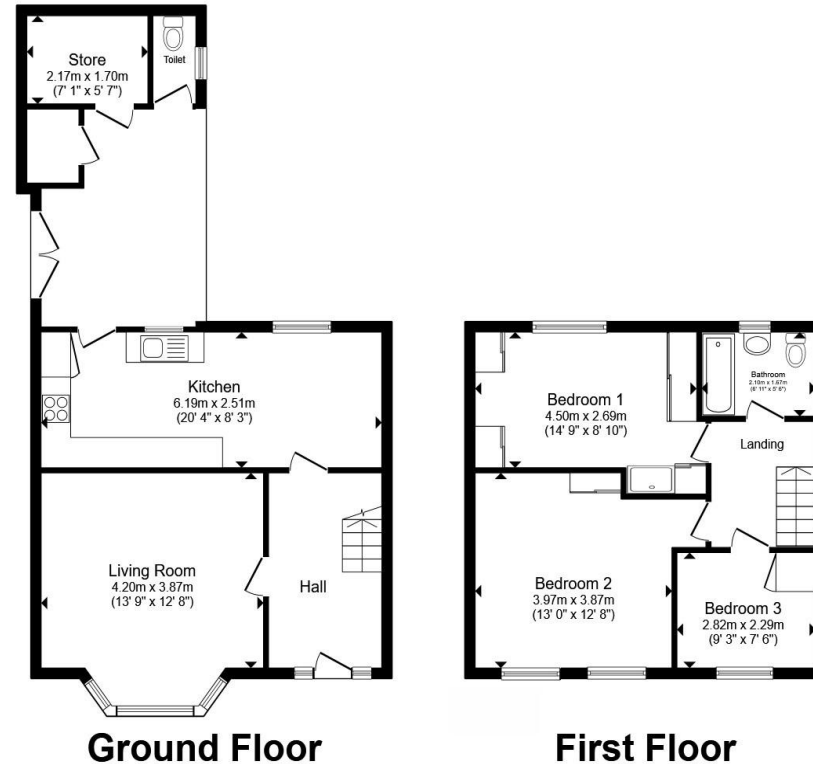
Modern bathroom suite comprising tiled enclosed bath with shower hose attachment, wall mounted wash hand basin and low level w.c., tiled walls and flooring, heated towel rail, upvc double glazed obscure window to rear.

#### **Outside**

Front garden area enclosed by hedging and giving access to entrance door.

The property benefits from large rear garden which commences with patio area, the remainder being laid to lawn with pond/water feature, all enclosed by fencing.

There is communal parking available.



Total floor area 114.6 m<sup>2</sup> (1,233 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)



welcome to

## Glisson Square, Colchester

- Terraced Family Home
- Spacious Living Accommodation
- Ground Floor W.C.
- Master Bedroom With Shower Cubicle
- Two Further Bedrooms
- Family Bathroom
- Large Garden & Communal Parking

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

**view this property online** [williamhbrown.co.uk/Property/CCS121613](https://www.williamhbrown.co.uk/Property/CCS121613)



Property Ref:  
CCS121613 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

**directions to this property:**

Refer to map



william h brown



**01206 577772**



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



**williamhbrown.co.uk**