



Hands & Co

6 Bedrooms

House

Located in Colchester

£390,000



Hello@handsandco.com

www.handsandco.com

01206 670896



7 Glisson Square

Colchester | | CO2 9AJ



*** GUIDE PRICE £390,000 - £410,000***

Nestled in the charming Glisson Square of Colchester, this delightful house offers a perfect blend of space and comfort. Built in 1955, the property boasts an impressive 1,923 square feet of living space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and welcoming, providing ample room for relaxation and socialising. The house itself features four well-proportioned bedrooms, ensuring that everyone has their own personal space. Additionally, there are two modern bathrooms, designed for convenience and comfort.

One of the standout features of this property is the self-contained two-bedroom annexe with kitchen, living area and its own bathroom. This versatile space can serve as a guest suite, a home office, or even a rental opportunity, offering flexibility to suit your lifestyle needs.

The location in Glisson Square is highly desirable, providing easy access to local amenities, schools, and transport links. This property is not just a house; it is a home that offers a wonderful opportunity for family living in a vibrant community. With its generous space and thoughtful design, this residence is sure to impress. Don't miss the chance to make this lovely property your own.



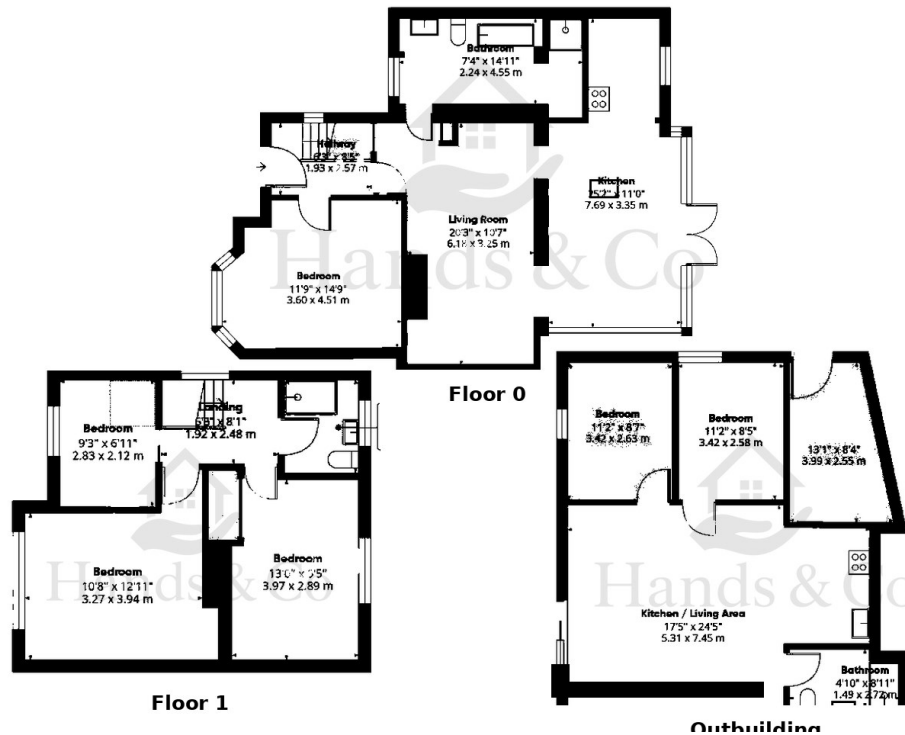
7 Glisson Square

£390,000 Freehold

- 6 spacious bedrooms
- 2 cosy reception rooms
- Located in Glisson Square
- Ideal family home
- Easy access to transport
- 3 modern bathrooms
- Charming 1955 build
- 1,923 sq ft of space
- Close to local amenities
- Viewing highly recommended







EPC Rating:

Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Hands & Co

Colchester & Surrounding Areas

01206 670896

Hello@handsandco.com

www.handsandco.com