



Goring Road, Colchester CO4 0DB



welcome to

Goring Road, Colchester

"William H Brown are now in receipt of an offer for the sum of £210,000 for 113, Goring Road, Colchester, CO4 0DB

Anyone wishing to place an offer on the property should contact William H Brown, 42a, St. Christopher Road, COLCHESTER, CO4 0NA before exchange of contracts."



Entrance

The property is entered via the front door leading to:

Entrance Hall

Boxed electric meter and consumer unit, radiator, stairs rising to the first floor and a door leading to:

Living Room

13' 8" x 12' 10" max (4.17m x 3.91m max)

Double glazed sliding patio doors opening onto the rear garden, chimney breast, fireplace feature, built-in understairs cupboard (with obscure double glazed window to the front), dado rail and a door leading to:

Kitchen / Dining Room

16' x 8' 2" (4.88m x 2.49m)

Part double glazed door opening onto the rear garden, double glazed windows to the front, side and rear aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a radiator.

First Floor Landing

Double glazed window to the front aspect, access to the loft and doors leading to;

Bedroom One

16' x 10' 8" max (4.88m x 3.25m max)

Double glazed windows to front and rear aspects, fitted cupboard (housing the Worcester boiler), fitted cupboard (with shelving) and a radiator.

Bedroom Two

11' 4" x 8' 2" max (3.45m x 2.49m max)

Double glazed window to the rear aspect, radiator and a dado rail.

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap and adjustable shower head, pedestal wash hand basin, low level WC, radiator and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a split level block paved patio, exterior lighting and gated access to both sides (for neighbouring access).

Driveway

The block paved driveway can be found to the front of the property with double gates to the front and the boxed gas meter.

Agents Note

All services have not, and will not be tested



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welcome to

Goring Road, Colchester

- Two Bedrooms
- End Terrace House
- First Floor Bathroom
- Generous Rear Garden
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109693



Property Ref:
CSJ109693 - 0007

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.



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