



GASCOIGNE ROAD, COLCHESTER

£275,000

This three bedroom terraced family home features a recently replaced first floor bathroom along with modern fitted kitchen. The property has a rear garden which is approximately 100 feet in depth. The property is available on a chain free basis with key held for viewings.

3 x Bed

1 x Bathroom

2 x Reception

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- THREE BEDROOMS

- FIRST FLOOR BATHROOM

- DOUBLE GLAZING

- GAS RADIATOR HEATING

- RECENTLY FITTED KITCHEN

- 100 FOOT REAR GARDEN



This three bedroom terraced family home features a recently replaced first floor bathroom along with modern fitted kitchen. The property has a rear garden which is approximately 100 feet in depth. The property is available on a chain free basis with key held for viewings.

ACCESS

Is gained via an obscure double glazed entrance door onto

ENTRANCE HALL

With laminate style flooring

LOUNGE 4.20m x 3.60m

With double glazed window to the front aspect, radiator, laminate style flooring, telephone point, coved ceiling

KITCHEN/BREAKFAST ROOM 5.40m x 2.80m

With two double glazed windows to the rear aspect plus obscured double glazed door onto rear garden. A single drainer sink unit over a comprehensive range of fitted base units extending to work surfacing with tiled splashbacks and eye level units above. Inset electric hob with double oven beneath and extractor hood over. Plumbing for washing machine, radiator

BEDROOM ONE 3.60m x 2.70m

With double glazed window to rear, radiator, coved ceiling

BEDROOM TWO 2.80m x 2.70m

With double glazed window to front, radiator

BEDROOM THREE 2.70m x 2.50m

With double glazed window to front, radiator

BATHROOM

With obscure double glazed window to rear, suite comprises panelled bath, low level WC, pedestal hand wash basin, heated towel rail, splash back tiling to walls

LANDING

Built in linen cupboard, access to loft space

OUTSIDE

The front garden is of open plan design, providing off road car parking. The rear garden commences with an area of patio and the remainder being largely laid to lawn. The rear garden is approximately 100 feet in depth

All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) are the vendors or lessors of this property whose agents we give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract. (ii) no person in the employment of DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) has any authority to make or give any representation or warranty whatever relation to this property and no prospective purchaser should rely on any statements as being representation or warranty.

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