



- Two Bedroom End Of Terrace Home
- Offered With No Onward Chain - Early Viewing Advised
- Situated Within Easy Reach Of Colchester's City Centre
- Living Room
- Dining Room
- Galley Style Kitchen
- Master Bedroom
- Well-Proportioned Second Bedroom
- First Floor Family Bathroom
- Generously Sized Private & Enclosed Rear Garden
- Ideal First Time Purchase

5 Gilberd Road, Colchester, Essex. CO2 7LR.

****Guide Price £250,000 - £260,000**** This two bedroom end of terrace home is situated within easy reach of Colchester's city centre and offers itself as the ideal first home for any individual, couple or small family. Positioned a circa. five minute drive from the heart of the city centre, it offers an array of; amenities, shops, restaurants/bars and leisure facilities close by. Colchester's city centre station is also the same proximity away, offering connecting trains to London Liverpool Street within the hour.



Call to view 01206 576999



Property Details.

Ground Floor

Dining Room



3.15m x 3.45m (10' 4" x 11' 4") Entrance door to front aspect, window to front aspect, fireplace, radiator, wood effect flooring, access to:

Living Room



4.22m x 3.45m (13' 10" x 11' 4") Wood effect floor, radiator, patio doors to rear aspect (leading to rear garden), stairs to first floor, access to:

Kitchen



3.48m x 1.95m (11' 5" x 6' 5") Galley style kitchen comprising of; a range of base level units with work surfaces over, inset sink, drainer and tap over, tiled splash back, space for under-counter and freestanding appliances, inset oven and grill, inset four ring hob, tiled floor, window to side aspect, glazed door to rear aspect (leading to rear garden)

First Floor

Landing

Stairs to ground floor, loft access , doors to:

Master Bedroom



3.1 m x 3.47m (10' 2" x 11' 5") Window to front aspect, over-stairs storage, radiator

Property Details.

Bedroom Two



2.68m x 3.33m (8' 10" x 10' 11") Window to rear aspect, radiator

Family Bathroom



Bath with shower over and screen, inset cupboard, W.C., wash hand basin, radiator, window to rear aspect

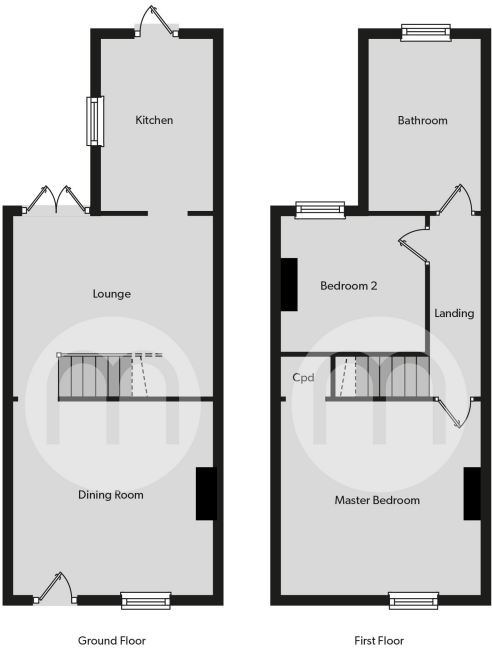
Outside, Garden & Parking



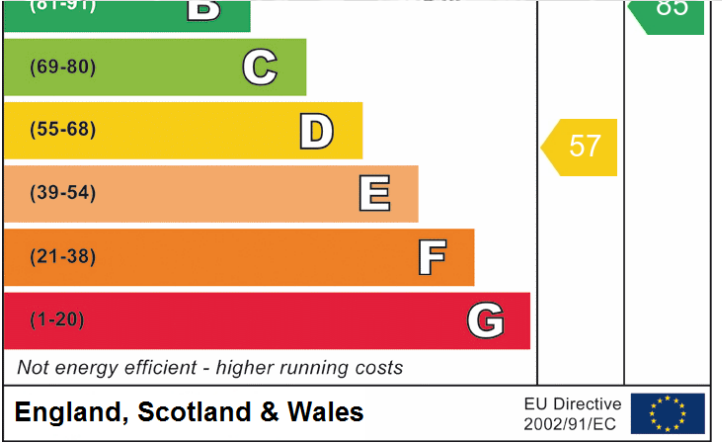
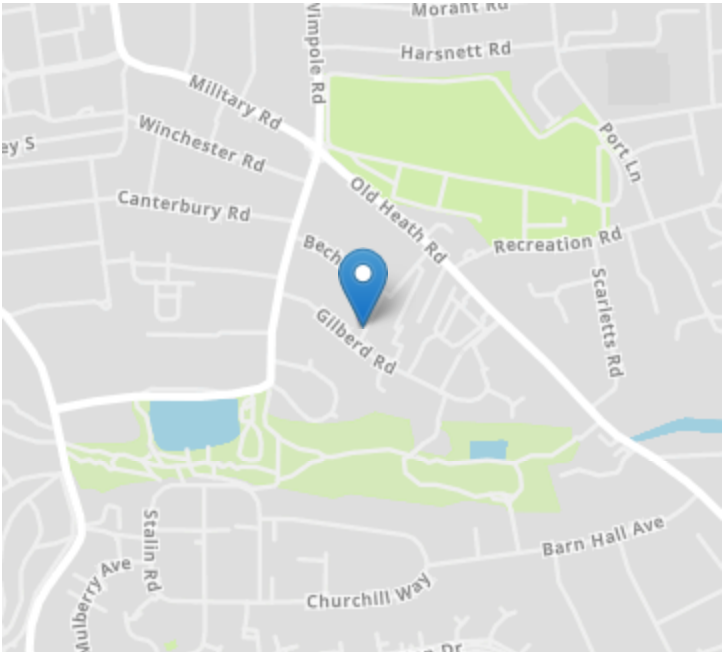
Outside, its owner is spoilt with a large and private rear garden, commencing with a patio and with the remainder predominately laid to lawn. There is also side access, ideal for bicycles. Parking is available on road.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.