



- Large Garden
- Large Driveway, Providing Parking For Multiple Vehicles
- Suitable For A First Time Buyer Or Working Professional
- Modern Fitted Kitchen/Dining Area
- Spacious Reception Room
- Moments From An Array Of Schooling & Amenities
- Within Close Proximity To City Centre & North Station
- Prime North Colchester Position

47 Goring Road, Colchester, Colchester, Essex. CO4 0BZ.

**** Guide Price £250,000 - £260,000**** Located in the highly sought-after North side of Colchester, this well-presented and deceptively spacious two-bedroom end-terrace family home offers a range of benefits. It is situated close to excellent primary and secondary schools, provides convenient access to the A12 and Colchester North mainline station with direct links to London Liverpool Street, and is within easy reach of a variety of shops and supermarkets. Perfect for first-time buyers or working professionals, this property combines modern living with a generous outdoor space. Internally, the property boasts a spacious living room and a modern fitted kitchen/dining area, complete with tiled flooring and integrated appliances. Upstairs, you'll find two generously sized double bedrooms and a family bathroom suite.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, storage, door into:

Living Room



13' 6" x 12' 8" (4.11m x 3.86m) UPVC window to rear aspect, radiator, door to:

Kitchen/Dining Area



15' 9" x 8' 4" (4.80m x 2.54m) Modern fitted kitchen with a range of units, cupboards and work surfaces, space for appliances, integrated fridge/freezer, tiled flooring, UPVC window to front aspect, tiled splash back, single door leading out to garden.

First Floor

Landing

Access to loft hatch, door to:

Bedroom One



16' 0" x 10' 6" (4.88m x 3.20m) UPVC window to rear aspect, radiator, built in storage/wardrobe.

Bedroom Two



11' 3" x 8' 2" (3.43m x 2.49m) UPVC window to rear aspect, radiator.

Property Details.

Bathroom



8' 2" x 7' 7" (2.49m x 2.31 m) Panelled bath with shower attached, low level W.C, vanity wash basin with built in storage, obscured window to front aspect.

Outside

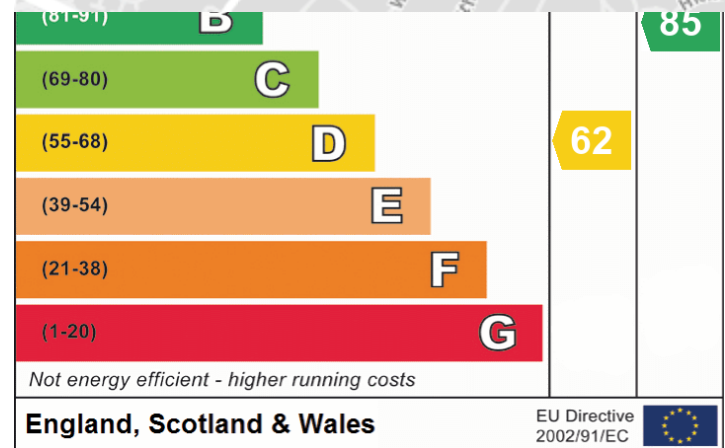
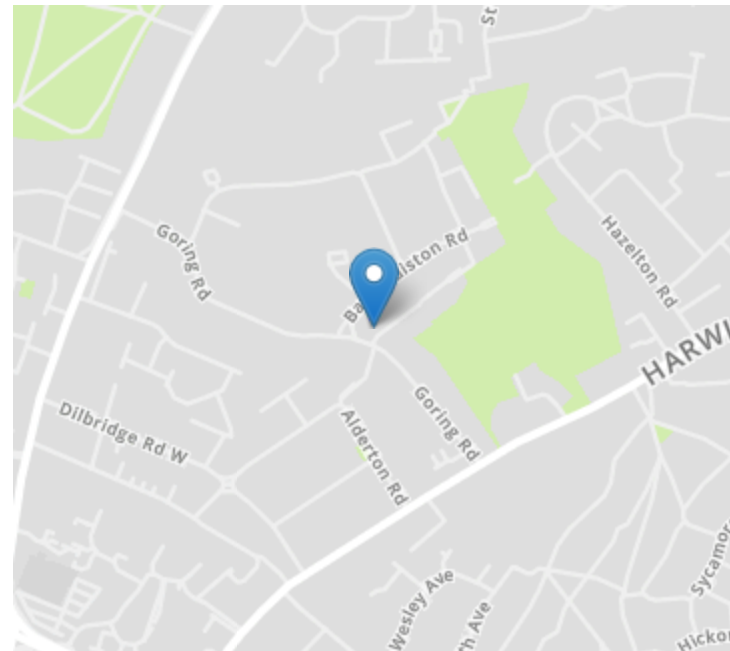


Externally, the home features an impressive rear garden with a small decking area, perfect for outdoor dining, with the remainder of the garden laid to lawn, fully enclosed by panel fencing. To the front, a large driveway provides ample parking space for multiple vehicles.

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.