



- An Exceptional Four Bedroom Semi-Detached Family Home
- Central Colchester Location Close To An Array Of Amenities, Shops, Transport Links & Schools
- Approaching Circa 2000 SQFT Of Versatile Accommodation
- Underfloor Heating To Ground Floor And High Specification Throughout
- Front Aspect Living Room
- Focal Kitchen/Dining/Family Room
- First & Second Floor Family Bathroom
- En-Suite To Master Bedroom
- Generously Proportioned Enclosed Rear Garden & Off Road Parking
- Impressive Garden Room

13 Fitzgilbert Road, Colchester, Essex. CO2 7XB.

Fitzgilbert Road, Colchester - This simply stunning four-bedroom semi-detached family home offers deceptively spacious accommodation arranged over three generous floors. Situated in a prime location, the property is within easy reach of excellent primary and secondary schooling – including the renowned Colchester Royal Grammar School – as well as tennis courts, sports clubs, the city centre, and convenient bus routes to neighbouring districts, towns and villages.



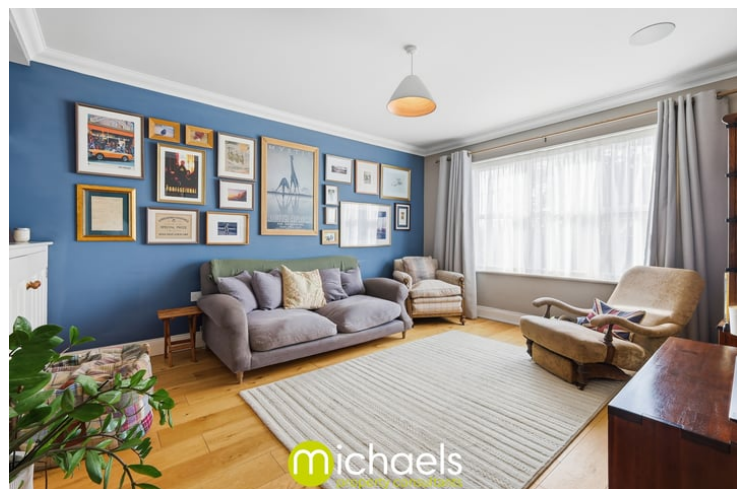
Property Details.

Ground Floor

Entrance Hall

Cloakroom

Living Room



16' 3" x 11' 11" (4.95m x 3.63m)

Kitchen/Dining/Living Room



23' 10" x 17' 10" (7.26m x 5.44m)

First Floor

Landing

Master Bedroom



14' 1" x 11' 11" (4.29m x 3.63m)

En-Suite Shower Room



Bedroom Three



11' 11" x 11' 0" (3.63m x 3.35m)

Property Details.

Bedroom Four

11' 11" x 8' 7" (3.63m x 2.62m)

Bathroom



5' 11" x 7' 8" (1.80m x 2.34m)

Second Floor

Second Floor Landing

Bedroom Two



19' 11" x 15' 3" (6.07m x 4.65m)

Second Floor Bathroom



10' 3" x 7' 4" (3.12m x 2.24m)

Outbuilding

Studio

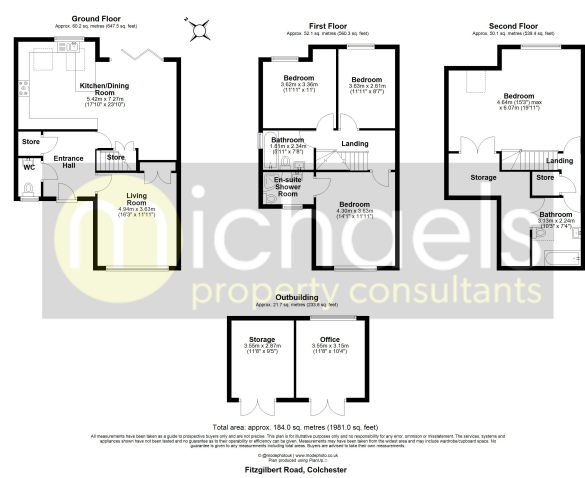
11' 8" x 10' 4" (3.56m x 3.15m)

Storage

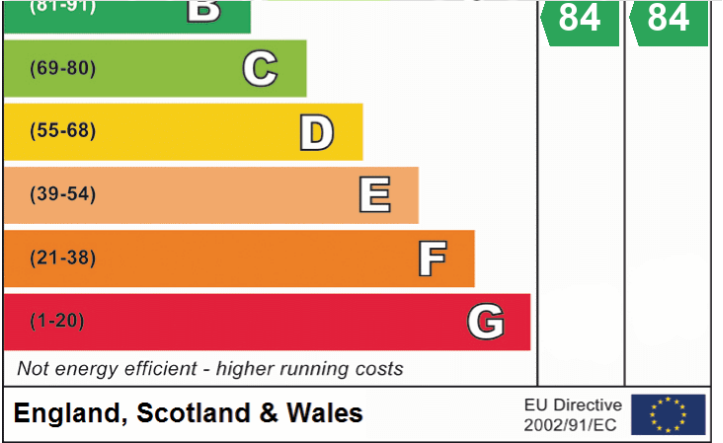
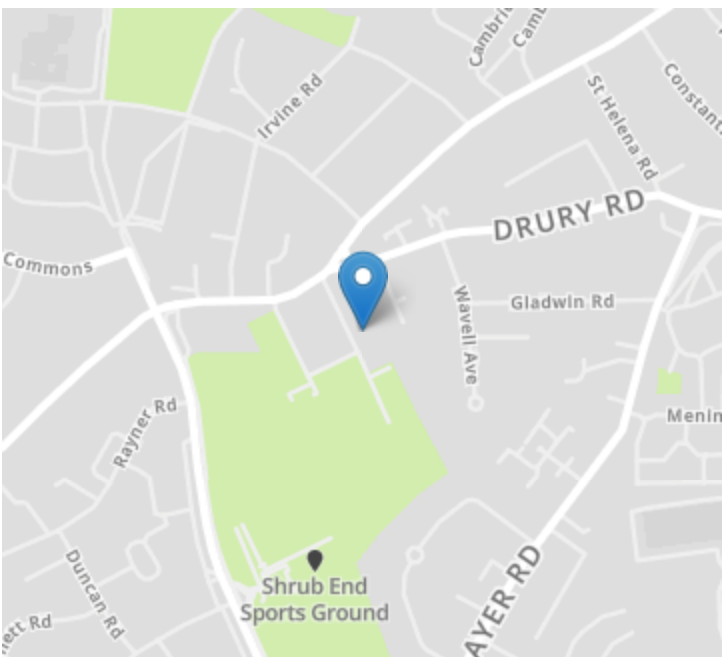
11' 8" x 9' 5" (3.56m x 2.87m)

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.