

- Two Bedroom Corner House
- Close To Colchester City's Centre & Useful Amenities
- Sizeable Reception Room
- Modern Kitchen
- Tiled First Floor Family Bathroom
- Generous Double Bedroom & Further Single Bedroom/Study
- Private & Enclosed Generous Rear Garden
- Tandem Style Parking
- Ideal First Time Purchase
- Viewings Available

53 Gilberd Road, Colchester, Colchester, Essex. CO2 7LX.

****Guide Price £240,000 - £250,000**** We are pleased to offer an exciting opportunity to purchase a two bedroom corner house, situated within easy reach of Colchester's vibrant and historic city centre. Complete with modern fittings, including an upgraded kitchen and bathroom, as well as boasting the most generous of private and enclosed rear gardens, this home must be viewed to be appreciated. It would make the ideal first home, whilst being a suitable couple for the individual, working professional or couple alike.



Property Details.

Ground Floor

Reception Room



14' 4" x 10' 11" (4.37m x 3.33m) Entrance door, stairs to first floor, vertical radiator, patio doors to rear garden, communication points, door to:

Kitchen



10' 7" x 6' 2" (3.23m x 1.88m) A fitted kitchen comprising of; a range of fitted base and eye level units with worksurfaces over, inset sink, drainer and tap over, inset hob, oven/grill and extractor fan over, space for fridge/freezer, space for washing machine, window to rear aspect

First Floor Landing

Stairs to ground floor, doors and access to:

Master Bedroom



11' 4" x 8' 6" (3.45m x 2.59m) Window to rear aspect, feature wall panelling, radiator

Bedroom Two



7' 9" x 5' 11" (2.36m x 1.80m) Window to rear aspect, radiator

Property Details.

Family Bathroom



8' 0" x 6' 0" (2.44m x 1.83m) W.C, vanity wash basin, panel bath with screen and shower over, window to front side aspect

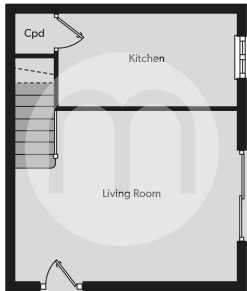
Outside, Garden & Parking



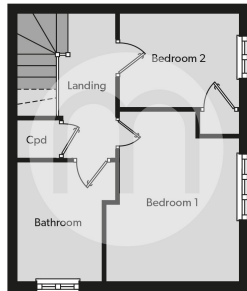
As previously mentioned, an excellent rear garden awaits. Predominately laid to lawn, the garden features a decking area, offering itself as the ideal place for outdoor dining furniture and seating area. It also has the added luxury of backing onto Bourne Valley, providing a pleasant outlook. Off road parking is available in tandem style for two vehicles, on a private drive to the side of the property.

Property Details.

Floorplans

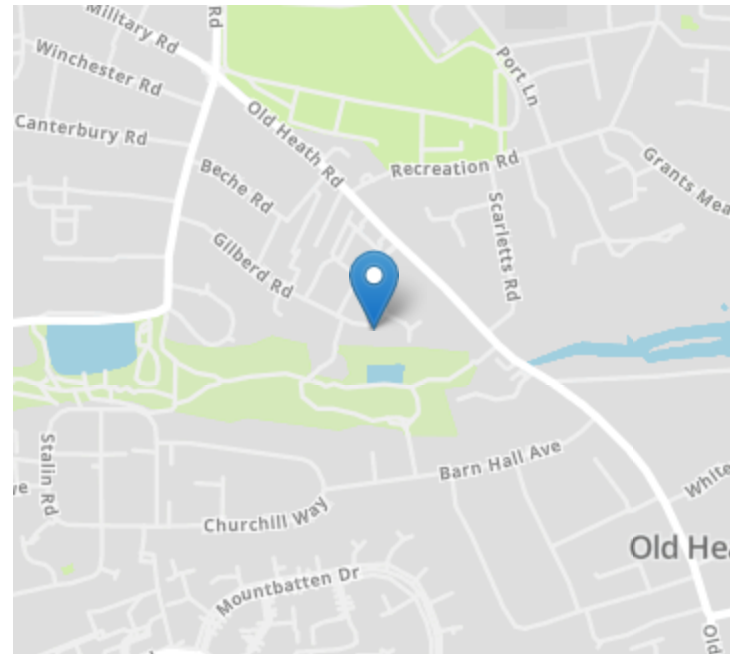


Ground Floor



First Floor

Location



Energy Ratings

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.