



35 Gladstone Road, Colchester, Essex. CO1 2EA.

****Guide Price £315,000 - £325,000**** A handsome and aesthetically pleasing example of a charming three bedroom semi-detached period home, positioned in central Colchester and within easy reach of a range of useful amenities, shops and transport links. Offered to the market in excellent decorative order and boasting both excellent living and bedroom space throughout, whilst being complete with an impressive rear garden, this home is certainly not to be missed.

- A Handsome & Aesthetically Pleasing Three Bedroom Semi-Detached Home
- Period Charm & Vast Amount Of Space On Offer
- Two Reception Rooms
- Galley Style Kitchen With Integrated Appliances
- Ground Floor Tiled Shower Room
- Two Generous Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom Suite & W.C
- Large & Private Enclosed Rear Garden
- Added Benefit Of A Garden Room
- Viewings Available



Property Details.

Ground Floor

Reception Room



12' 0" x 10' 8" (3.66m x 3.25m) Window to front aspect, feature fireplace, radiator, communication points, access to:

Dining Room



12' 6" x 12' 0" (3.81m x 3.66m) Stairs to first floor, radiator, feature fireplace, window to rear aspect, access to:

Kitchen



12' 4" x 6' 10" (3.76m x 2.08m) Window to side aspect and door to rear garden, a range of high gloss base and eye level units with work surfaces over, inset sink, drainer and mixer tap over, integrated appliances ranging from; electric oven, inset gas hob with extractor fan over, washing machine & fridge/freezer, tiled floor

Ground Floor Shower Room



6' 3" x 4' 7" (1.91m x 1.40m) W.C, pedestal wash hand basin, W.C, tiled walls, shower cubicle, velux window

First Floor

First Floor Landing

Stairs to ground floor, access to:

Property Details.

Master Bedroom



12' 0" x 10' 8" (3.66m x 3.25m) Window to front aspect, radiator, over stairs storage cupboard

Family Bathroom



6' 11" x 5' 1" (2.11m x 1.55m) Window to rear aspect, panel bath, tiled walls, vanity wash hand basin, W.C

Bedroom Two



9' 9" x 9' 0" (2.97m x 2.74m) Window to rear aspect, built in storage cupboard

Outside, Garden & Parking



Bedroom Three/Dressing Room/Study



6' 11" x 6' 11" (2.11m x 2.11m) Window to side aspect, access to:

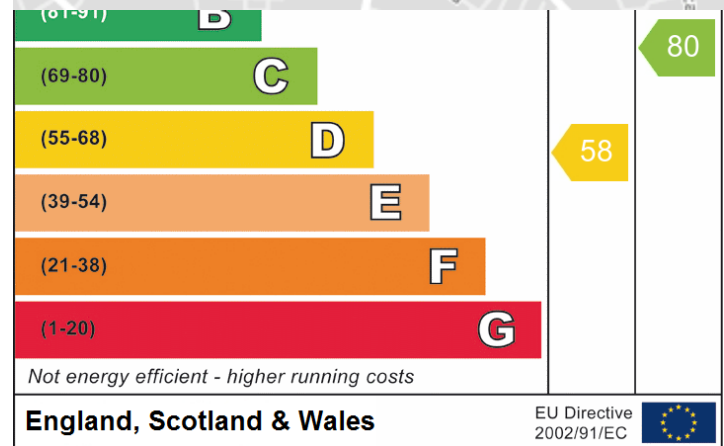
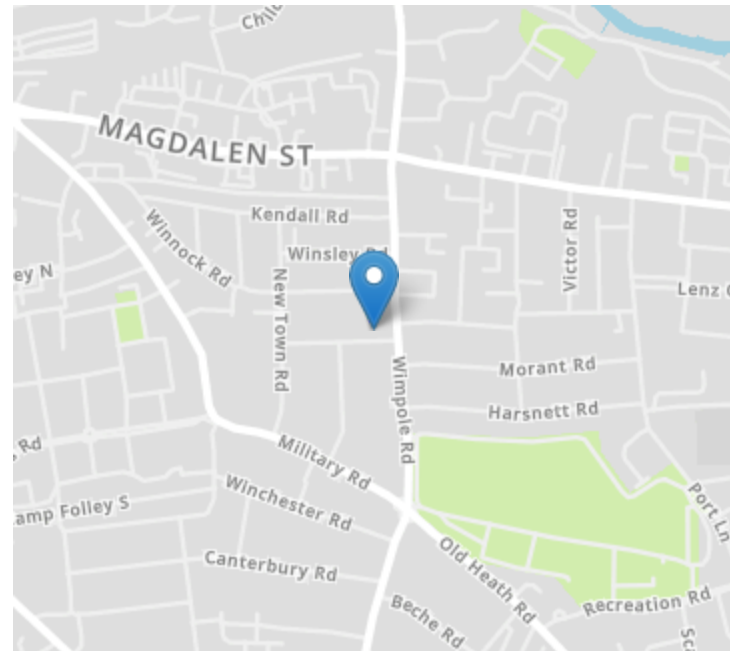
Outside, an incredible rear garden awaits. The garden features a raised decking area, ideal for outdoor seating and dining. The remainder of the garden is predominately laid to lawn, with boundaries formed by panel fencing and storage provided with a timber shed. The garden is further enhanced with an outdoor summer house/garden room, which could be used for uses such as; home gym, office, bar or children's play area. Parking is accessible on road for both residents and visitors alike, with a residents parking permit.

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.