



- An Excellent Three Bedroom Linked-Detached Family Home
- North Colchester Position - Close To Amenities, Schools & Transport Links
- Off Road Parking & Garage
- Ground Floor Cloakroom
- Well-Proportioned Reception Room
- Dining Room With Patio Doors To Rear Garden
- Kitchen/Breakfast Room With Space For Appliances
- Two Double Bedrooms & A Single Third Bedroom
- First Floor Bathroom
- Generous, Private & Enclosed Rear Garden

Call to view 01206 576999



## 7 Hadrian Close, Colchester, Essex. CO4 5GJ.

Hadrian Close, Colchester, CO4 \*\*Guide Price £375,000 - £400,000\*\* An excellent three-bedroom detached family home, ideally located within the highly sought-after Gilbert School catchment area. Location Highlights: Within walking distance of The Gilbert School (rated Outstanding by Ofsted), Tesco Highwoods Superstore, and with easy access to the A12 for London and Ipswich. Close to the Northern Gateway and David Lloyd leisure complex, with an up-and-coming cinema and entertainment facilities, restaurants, and coffee shops nearby.



michaels



# Property Details.

## Ground Floor

Entrance Hall

Cloakroom

Living Room



14' 4" x 13' 4" (4.37m x 4.06m)

Dining Room



10' 5" x 8' 6" (3.17m x 2.59m)

## Kitchen/Breakfast Room



16' 9" x 10' 5" (5.11m x 3.17m)

Integral Garage

17' 7" x 8' 11" (5.36m x 2.72m)

## First Floor

Landing

Master Bedroom



14' 10" x 10' 4" (4.52m x 3.15m)

# Property Details.

## Bedroom Two



10' 4" x 10' 0" (3.15m x 3.05m)

## Bedroom Three



8' 10" x 6' 10" (2.69m x 2.08m)

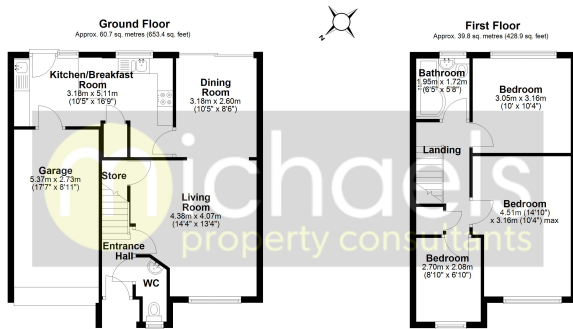
## Bathroom



6' 5" x 5' 8" (1.96m x 1.73m)

# Property Details.

## Floorplans



Total area: approx. 100.5 sq. metres (1082.3 sq. feet)

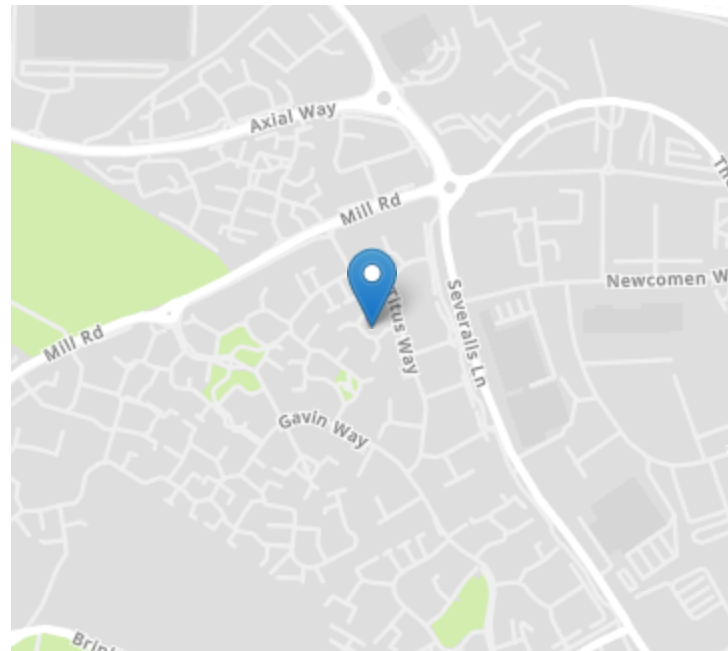
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the 'solid' area and may include overhead cupboard space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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Plan produced using PlanIt

Hadrian Close, Colchester

## 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.