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## 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 Gilberd School catchment area. Location Highlights: Within walking distance of The Gilberd 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.



Call to view 01206 576999 

# Property Details.

## Ground Floor

### Entrance Hall

### Cloakroom

### Living Room



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

### Kitchen/Breakfast Room



### Dining Room



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



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)

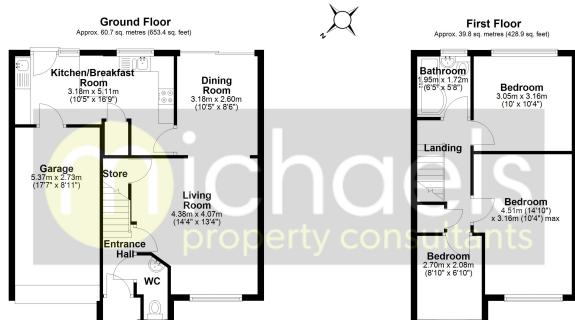
## Bathroom



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

# Property Details.

## Floorplans



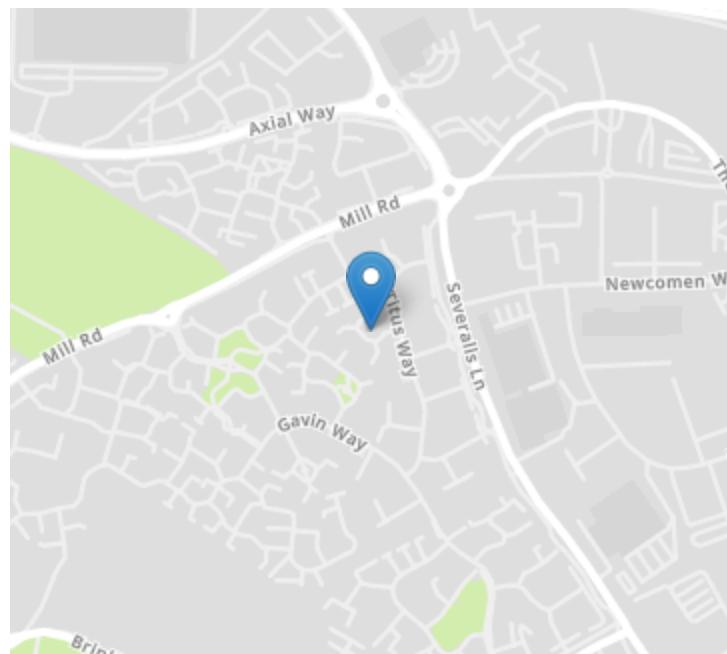
Total area: approx. 100.5 sq. metres (1082.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for marketing purposes only and no responsibility for any error, omission or inaccuracy is accepted by the vendor or agent. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements included in this plan. Prospective buyers are advised to make 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.

