



- End Of Terrace Home
- Two Double Bedrooms
- First Floor Family Bathroom Suite
- Two Reception Rooms
- Kitchen
- Large Private Rear Garden
- Town Centre Location
- Close To Amenities & Access To Town Centre

## 5 Gilberd Road, Colchester, Essex. CO2 7LR.

Positioned in central Colchester, on a favourable tree lined road, is this well presented and spacious two bedroom end of terrace family home. Simply ideal for first time buyers or investors alike this home comprises of two reception rooms, fitted kitchen and with the living room featuring french doors leading out on to a very generous private rear garden. The first floor is home to two double bedrooms and a large bathroom suite. Brought to market in excellent order and within close proximity of an array of amenities and Colchester's town centre and town centre station, we advise early viewings to avoid disappointment.



# Property Details.

## Ground Floor

### Reception One



11' 4" x 10' 3" (3.45m x 3.12m) UPVC entrance door to front aspect, UPVC window to front aspect, wood effect laminate flooring, exposed brick inset fireplace, door way to:

### Reception Two



11' 6" x 10' 8" (3.51m x 3.25m) Stairs to first floor, UPVC french doors to rear aspect ,radiator, door way to:

## Kitchen



11' 4" x 6' 6" (3.45m x 1.98m) Fitted kitchen comprising of a range of fitted base and eye level units with working surfaces, draws and cupboard under, inset sink, drainer and taps over, space and supporting plumbing for washing machine, dishwasher, space for fridge/freezer, inset oven and electric fan assisted grill, splashback tiling, tiled floor UPVC window to side and UPVC door to rear aspect

## First Floor

### First Floor Landing

Stairs to ground floor, doors to:

### Master Bedroom



11' 4" x 10' 4" (3.45m x 3.15m) UPVC window to front aspect, radiator, feature fireplace, over stairs storage

# Property Details.

## Bedroom Two



10' 10" x 9' 0" (3.30m x 2.74m) UPVC window to rear aspect, feature fireplace, radiator

## Family Bathroom Suite



UPVC window to rear aspect, low level W.C, pedestal wash hand basin, corner bath with electric shower over and curtain, airing cupboard housing IDEAL combination boiler, radiator

## Garden, Outside & Parking



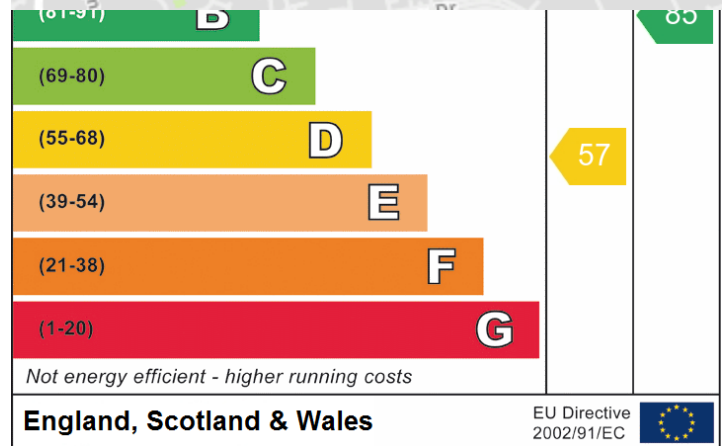
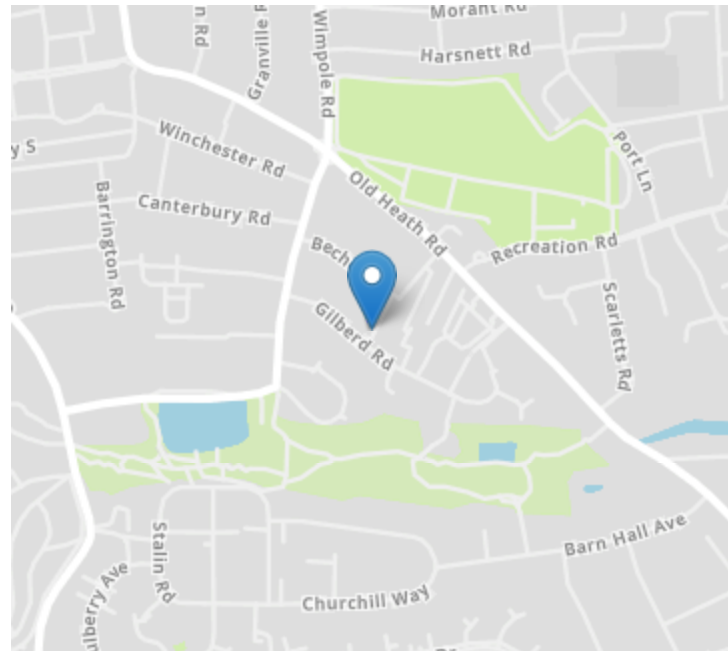
This property boasts a very generous garden for a town centre location property. With the garden accessible from both reception room two and the kitchen, it commences with a large patio area, home to outdoor dining furniture and ideal for a BBQ. The remainder of the garden is predominately laid to lawn and enclosed by panel fencing, with an array of mature shrub borders.

Parking is easily accessible on road for both residents and visitors.

# 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.