



- Guide Price £275,000 - £300,000
- Three Bedroom End Of Terrace Home
- Offering Room For Improvement & Modernisation
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- Large Reception Room
- No Onward Chain
- Fitted Kitchen With Space For Appliances
- Generous Private & Enclosed Rear Garden

## 4 Gloucester Avenue, Colchester, Essex. CO2 9AX.

Gloucester Avenue, CO2 – South Colchester | No Onward Chain \*\*£275,000 - £300,000\*\* Located in the popular South Colchester area, this three-bedroom home is ideally positioned within close proximity to a range of primary and secondary schools, local shops and amenities, and benefits from easy access to the city centre bus network. The property features a welcoming entrance hall with useful inset storage throughout. The kitchen/diner offers ample space for appliances, while the first floor provides three bedrooms and a family bathroom. Externally, the home enjoys a generous and private enclosed rear garden. Offering excellent potential, the property presents an ideal canvas for buyers looking to improve and add value.



# Property Details.

## Ground Floor

Entrance Hall

Living Room



17' 0" x 13' 5" (5.18m x 4.09m)

## Kitchen



14' 7" x 13' 8" (4.45m x 4.17m)

## First Floor

Landing

Bedroom One



13' 8" x 9' 7" (4.17m x 2.92m)

# Property Details.

## Bedroom Two



13' 5" x 9' 7" (4.09m x 2.92m)

## Bedroom Three



10' 1" x 7' 1" (3.07m x 2.16m)

## Bathroom



8' 5" x 7' 1" (2.57m x 2.16m)

## Outside

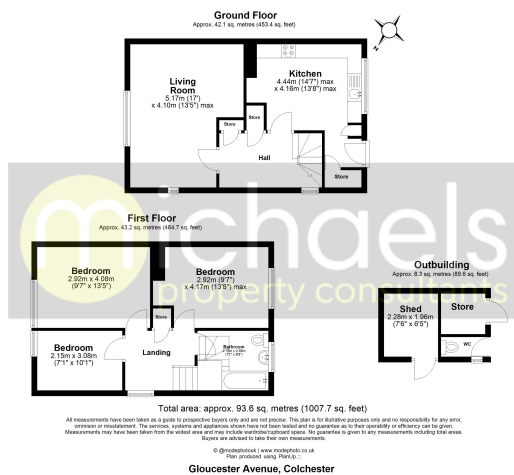
### Outbuilding

Shed- 7' 6" x 6' 5" (2.29m x 1.96m)

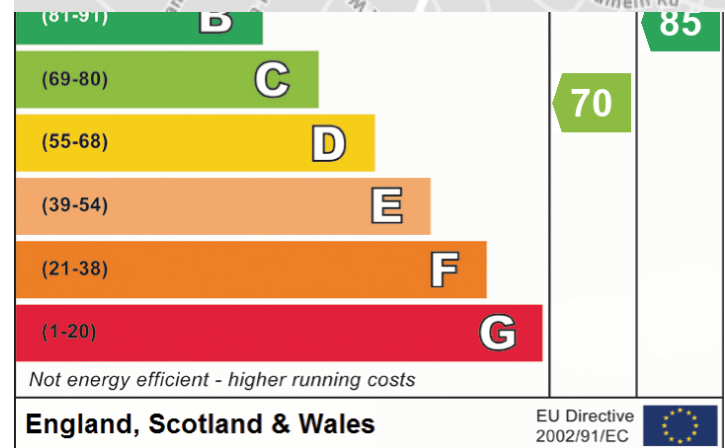
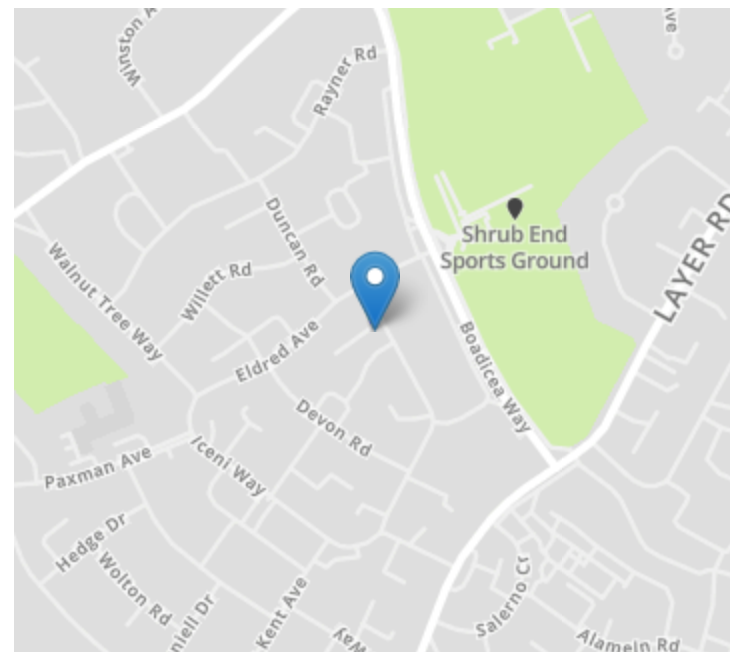
& storage.

# 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.