



## 21 Gladstone Road, Colchester, Essex. CO1 2EA.

A fine example of a three bedroom semi-detached period home set within the heart of Colchester's historic city centre, positioned on one of New Town's most desirable roads, with accommodation evenly distributed across two spacious floors. Offering a wealth of period charm and well-maintained throughout, this home must be viewed to be appreciated in its entirety. Within walking distance of Colchester's city centre train station, offering connection trains to London Liverpool Street station and is therefore ideal for the commuter and working professional. It is also a short walk into the vibrant city centre, offering a superb variety of independent retailers, shops, bars, restaurants and leisure facilities.

- An Excellent Example Of A Three Bedroom Semi-Detached Period Home
- Three Well-Proportioned Bedrooms
- In The Heart Of Colchester's Historic City Centre
- Large Reception Room With Feature Box Window & Fireplace
- Separate Dining Room
- Galley Style Kitchen
- Ground Floor Family Bathroom
- Added Benefit Of A First Floor W.C
- Private & Enclosed Generous Rear Garden
- Offered To Market With No Onward Chain!



# Property Details.

## Ground Floor

### Reception Room



13' 3" x 12' 0" (4.04m x 3.66m) Entrance door to front aspect, radiator, window to front aspect, feature fireplace, communication points, access to:

### Dining Room



12' 6" x 12' 0" (3.81m x 3.66m) Stairs rising to first floor, understairs cabinetry, radiator, window to side and rear aspect, door to:

### Kitchen



12' 3" x 6' 11" (3.73m x 2.11m) A fitted kitchen comprising of; a variety of base and eye level units with worksurfaces over, inset stainless sink, drainer with mixer tap over, inset hob with extractor fan over, inset oven and grill, space for further appliances, tiled splash back, tiled floor, inset spotlights, window to side aspect, door to:

### Rear Lobby

6' 6" x 2' 9" (1.98m x 0.84m) Door to side aspect, further door to:

### Family Bathroom



8' 2" x 6' 8" (2.49m x 2.03m) Bathroom suite comprising of; W.C, panel bath with tiled wall finish, screen and shower attachment over, pedestal wash hand basin, radiator, window to rear aspect

## First Floor

### First Floor Landing

Stairs to ground floor, access to:

# Property Details.

## Master Bedroom



12' 1" x 10' 9" (3.68m x 3.28m) Window to front aspect, radiator

## Bedroom Three



7' 6" x 7' 0" (2.29m x 2.13m) Window to rear aspect, radiator

## Bedroom Two



9' 7" x 9' 3" (2.92m x 2.82m) Window to rear aspect, radiator

## Outside, Garden & Parking



Outside, its owners benefit from a large private and enclosed rear garden. The garden is predominately laid to lawn and commences a patio area, the ideal place for outdoor seating, with the added benefit of a further patio area to the rear. Boundaries are formed by panel fencing, with there also being the added benefit of a garden shed and side access - perfect for bicycles. Parking is available on road with a resident's permit, with visitors permits also available.

## First Floor W.C

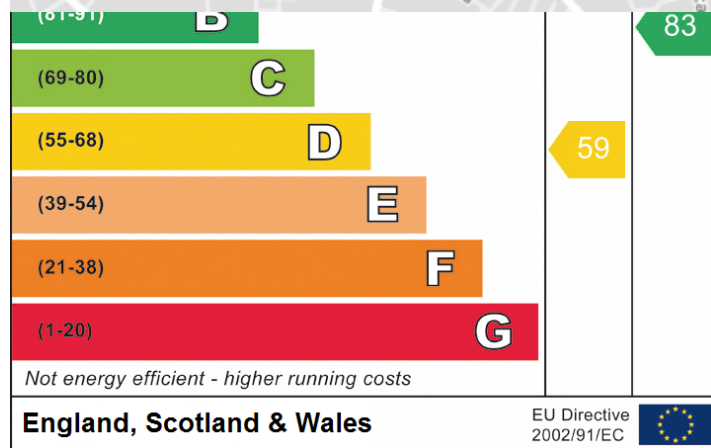
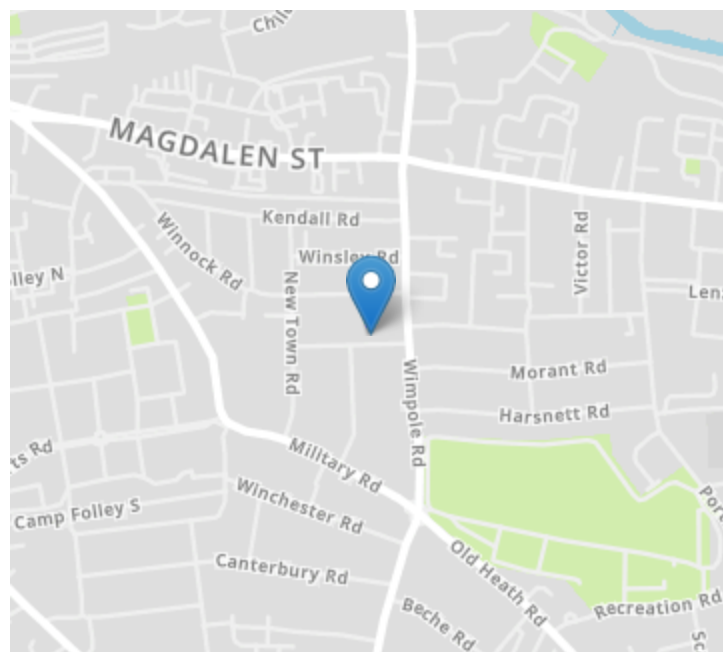
4' 5" x 3' 9" (1.35m x 1.14m) W.C, wash hand basin

# 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.