



- Two Bedroom Corner/Cluster House
- Backing On To Bourne Nature Reserve
- Ideal First Home
- Living Room
- Fitted Kitchen With Space For Appliances
- First Floor Shower Room
- Impressive Garden
- Viewings Available - Appointment Required

81 Gilberd Road, Colchester, Essex. CO2 7LX.

A two-bedroom corner cluster house, conveniently situated close to Colchester city centre – home to a wide range of shops, amenities, and transport links. The property offers an ideal opportunity for first-time buyers or investors looking to get onto the property ladder. Highlights include a spacious living room with stairs to the first floor and access to a well-planned kitchen with space for appliances. Upstairs features two bedrooms and a modern shower room. A key feature of the home is the exceptional rear garden – predominantly laid to lawn, enclosed by panel fencing, and benefiting from a garden shed. The garden also backs onto Bourne Road Nature Reserve, providing a pleasant and private outlook. Viewings can be arranged without delay – appointment required.



Property Details.

Ground Floor

Living Room



14' 5" x 11' 1" (4.39m x 3.38m)

Kitchen



10' 8" x 6' 2" (3.25m x 1.88m)

First Floor

Landing

Bedroom One



11' 4" x 8' 4" (3.45m x 2.54m)

Property Details.

Bedroom Two



7' 8" x 5' 11" (2.34m x 1.80m)

Bathroom



7' 4" x 6' 5" (2.24m x 1.96m)

Property Details.

Floorplans



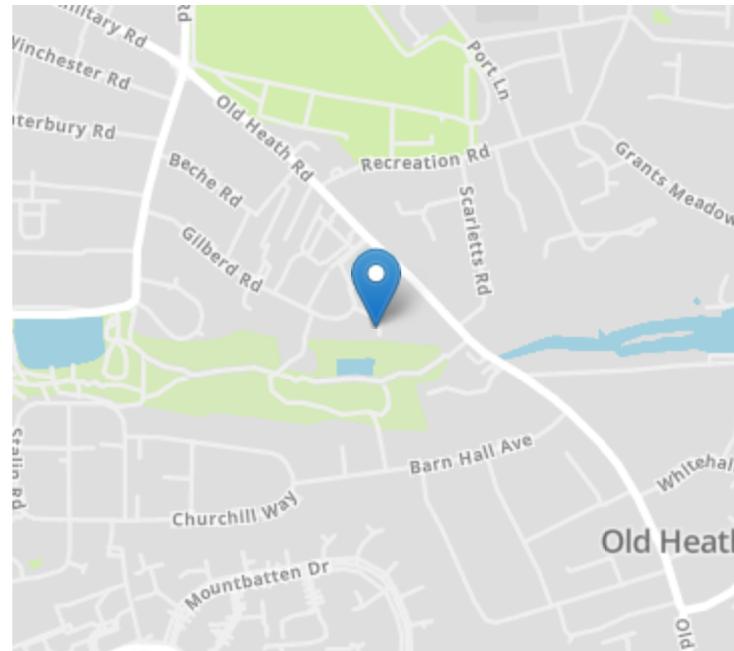
Total area: approx. 47.0 sq. metres (505.9 sq. feet)

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 widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Gilberd Road, 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.