



32 Gurton Road, Coggeshall, Colchester, Essex, CO6 1QA

£395,000

- Vacant
- Four bedrooms
- Viewing advised
- No Chain
- Two reception rooms
- Renovation required
- Driveway and parking

32 Gurton Road, Colchester CO6 1QA

Available for early viewing this four bedroom semi detached house which requires updating. The property consists of two reception rooms, fitted kitchen, and downstairs cloakroom to the ground floor. To the first floor there are four bedrooms and family bathroom. To the rear there is an enclosed garden and to the front independent driveway and garage. Viewing advised.



Council Tax Band: C



Entrance

Wooden glazed door to porch, glazed door to :_

Hallway

Stairs to first floor, radiator, doors to :-

Lounge

14'10" x 11'9"

Double glazed window to front aspect, radiator.

Dining Room

15'4" x 9'8"

Double glazed window to rear aspect, double glazed patio doors leading to rear garden.

Fitted Kitchen

11'11" x 9'8"

Double glazed window to side aspect, range of base and eye level units, one and half bowl sink with mixer tap set Oven, hob and extractor over, plumbed for washing machine and space for fridge/freezer

Downstairs Cloakroom

Double glazed window to side aspect, low level WC, wash hand basin

Stairs and Landling

Stairs to first floor, storage cupboard, loft hatch, doors to :-

Bedroom One

14'10" x 9'8"

Double glazed window to side aspect, radiator

Bedroom Two

14'10" x 9'0"

Double glazed windows to front and side aspects, radiator.

Bedroom Three

12'11" x 8'4"

Double glazed window to side aspect, radiator.

Bedroom Four

9'5" x 8'4"

Double glazed window to side aspect, radiator.

Bathroom

Double glazed window to front aspect, low level WC, pedestal wash hand basin, panel bath with shower over. radiator.

Rear Garden

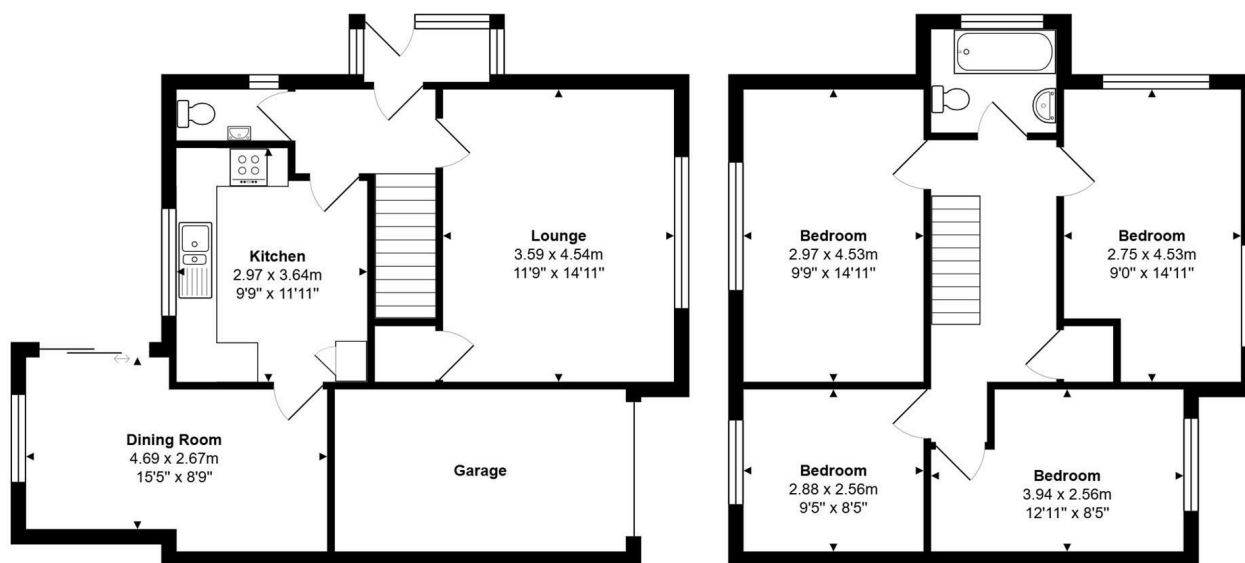
Commencing with patio with the remaining laid to lawn with shrubs. Side gate given access to front.

Front/Side

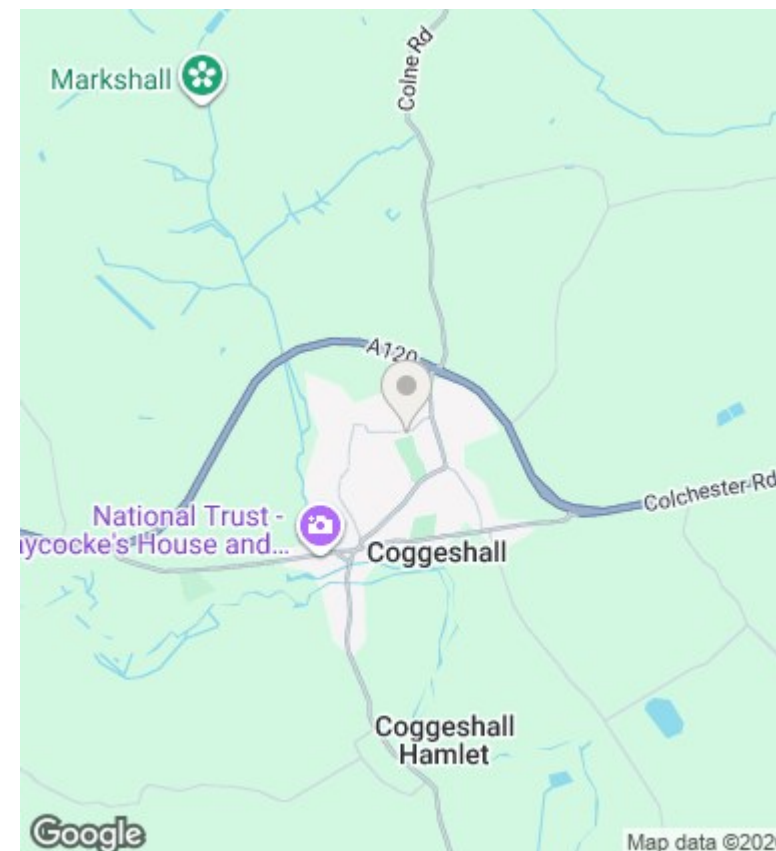
Independent driveway leading to garden with wooden doors.







Total Area: 104.8 m² ... 1128 ft² (excluding garage)
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		