



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

£485,000

- Viewing highly recommended
- Three reception rooms
- Four bedrooms
- Call for further details
- Ample off road parking for several cars

34 Gurton Road, Colchester CO6 1QA

Philip James Estates are pleased to offer for sale this large four bedroom semi detached house with ample parking for several cars. Viewing is highly recommended to appreciate the accommodation that this property offers including three reception rooms, fitted kitchen, downstairs cloak room and utility room. To the first floor there are four bedrooms and family bathroom. Enclosed rear garden, ample off road parking, please call for further details



Council Tax Band: C



Entrance

Composite front door with glazed side panel leading to :-

Hallway

Large entrance hall with ample space for storage, storage cupboard, two feature radiators, wood effect flooring, stairs to first floor, doors to :-

Utility

7'9" x 3'0"

Plumbed for washing machine, storage.

Downstairs Cloakroom

Double glazed window to side aspect, low level WC, wash hand basin, part tiled walls to compliment.

Lounge

14'9" x 11'8"

Double glazed window to front aspect, feature radiator, wood flooring, storage cupboard.

Kitchen

11'10" x 9'8"

Double glazed window to rear aspect, range of base and eye level units, inset dishwasher, fridge/freezer, wine cooler. One and half bowl sink with mixer tap set, built in double oven, hob and extractor, wood effect flooring.

Dining Room

15'3" x 8'2"

Double glazed window to rear aspect, feature radiator, wood flooring, double glazed French doors to side aspect.

Family Room

16'0" x 7'8"

Double glazed window to front aspect, radiator,

Stairs and Landing

Stairs rising to first floor, storage cupboard, loft hatch, inset lighting to compliment, doors to :-

Bedroom One

14'10" x 9'5"

Double glazed window to rear aspect, feature radiator, wood effect flooring.

Bedroom Two

14'10" x 9'3"

Double glazed windows to front and side aspects, feature radiator.

Bedroom Three

12'10" x 8'2"

Double glazed window to front aspect, radiator.

Bedroom Four

9'5" x 8'2"

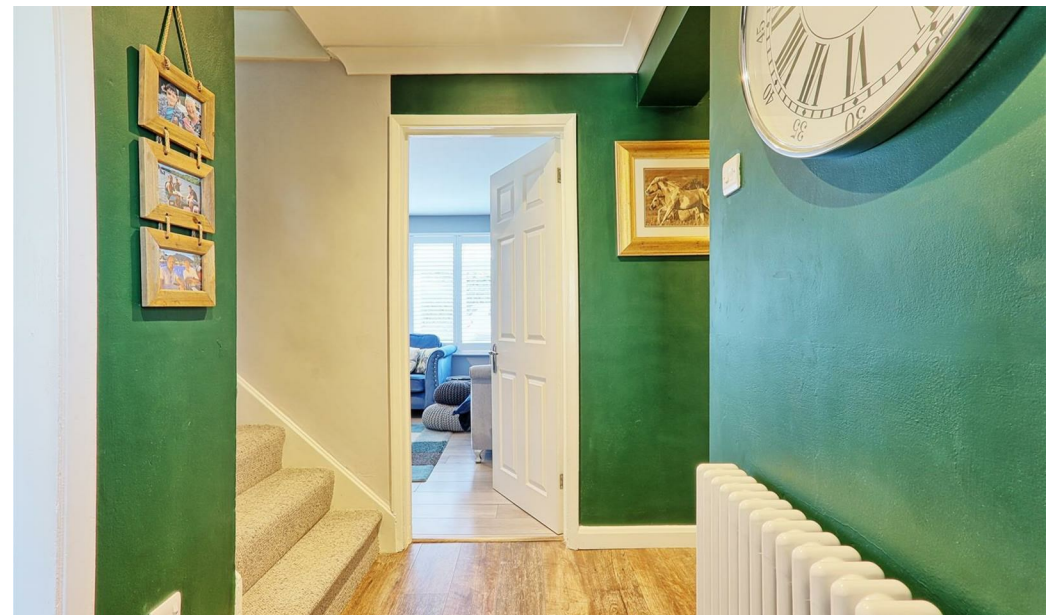
Double glazed window to rear aspect, radiator.

Rear Garden

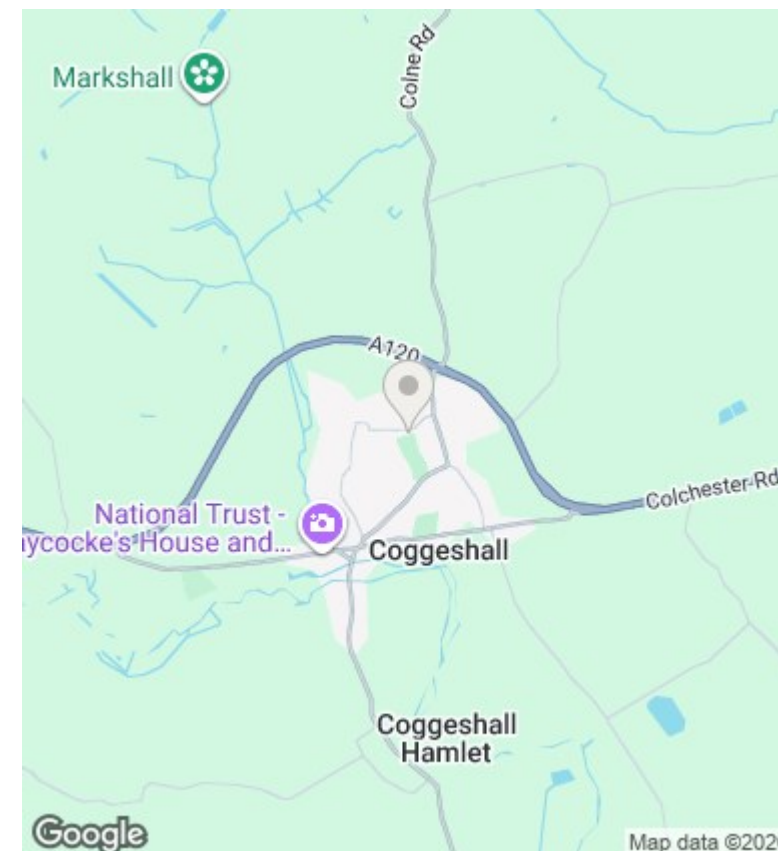
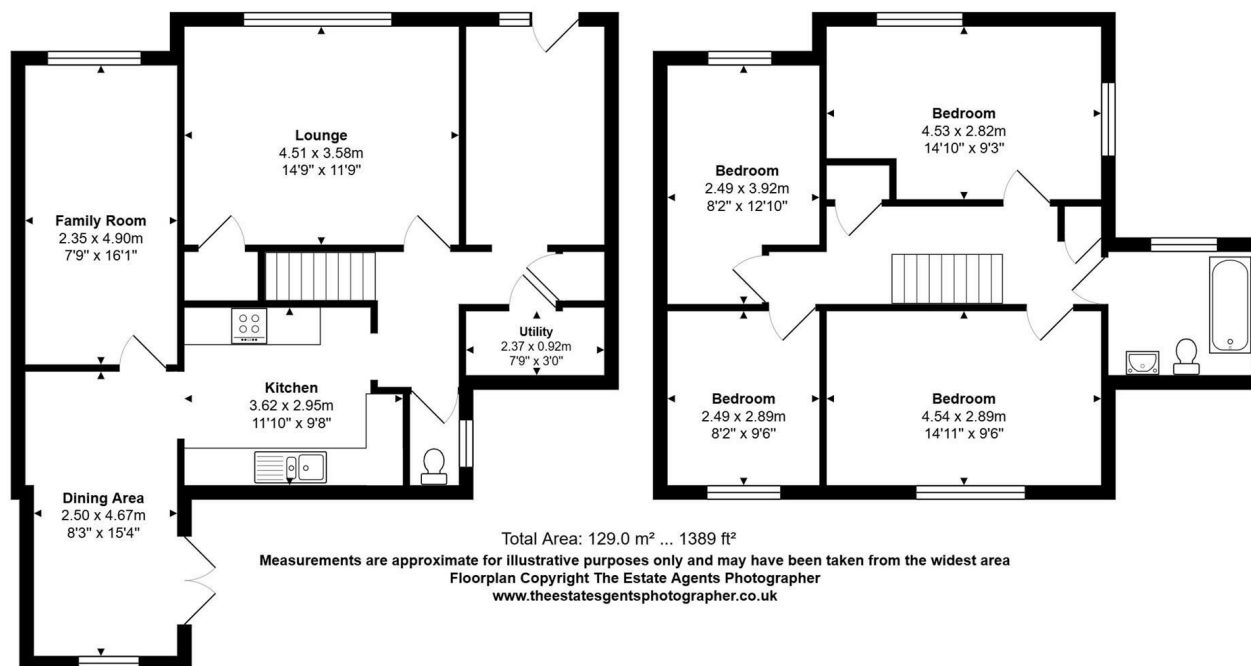
Commencing with patio area, raised border beds, remaining laid to lawn, garden shed to remain. Side access leading to :

Front Garden

Block paved providing parking for several cars.







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		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		