



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

£420,000

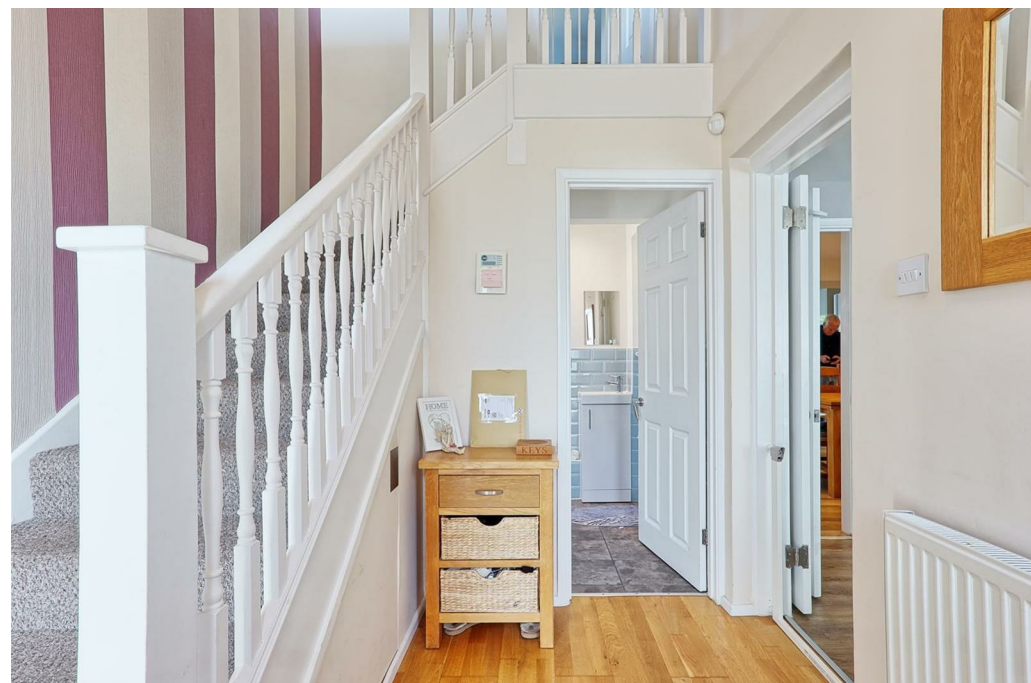
- Viewing advised
- Kitchen and utility
- Garage and further parking
- Downstairs cloakroom
- Front and rear gardens
- Two reception rooms

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Viewing is advised on the three bedroom family home with two reception rooms, fitted kitchen, utility and downstairs cloakroom to the ground floor. To the first there are three bedrooms and family bathroom. Garage and further parking for at least two cars, enclosed rear garden.



Council Tax Band: C



Entrance Hall

13'1" x 7'6"

Composite front door to hallway, stairs to first floor, understairs cupboard, wood effect flooring, doors to :-

Lounge

13'3" x 13'2"

Double glazed window to front aspect, wood effect flooring, fireplace with hearth and mantle and wood burner. Radiator, door to :-

Dining Room

13'5" x 8'7"

Wood effect flooring, built in storage units, feature radiator, doors to :-

Kitchen

10'4" x 9'11"

Double glazed window to side aspect, two Velux windows, range of base and eye level units, space for fridge/freezer, integral dishwasher, one and half bowl sink and mixer tap set. under cabinet lighting, tiled flooring to compliment, double glazed French doors to rear garden.

Utility Room

7'6" x 6'10"

Double glazed windows to side and rear aspect, radiator, tiled floor to compliment, plumbed for washing machine, boiler supplying hot water. Double glazed door to rear aspect.

Downstairs Cloakroom

Double glazed window to side aspect, low level WC, heated towel rail, tiled floor and part tiled walls to compliment, storage cupboard.

Stairs and Landing

Stairs rising to first floor, double glazed window to front aspect, loft hatch with loft ladder, doors to :-

Bedroom One

13'3" x 10'2"

double glazed window to front aspect, built in wardrobes, radiator.

Bedroom Two

11'9" x 6'9"

Double glazed window to rear aspect, radiator.

Bedroom Three

9'6" x 7'6"

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin inset to vanity unit, panel bath with shower over and shower screen. Heated towel rail, tiled floor and tiled walls to complement.

Rear Garden

Enclosed rear garden commencing with patio area, lawns and mature shrubs to one side. Play area with shingle base, further patio area with space for log store. Side access leads to :-

Garage and Parkng

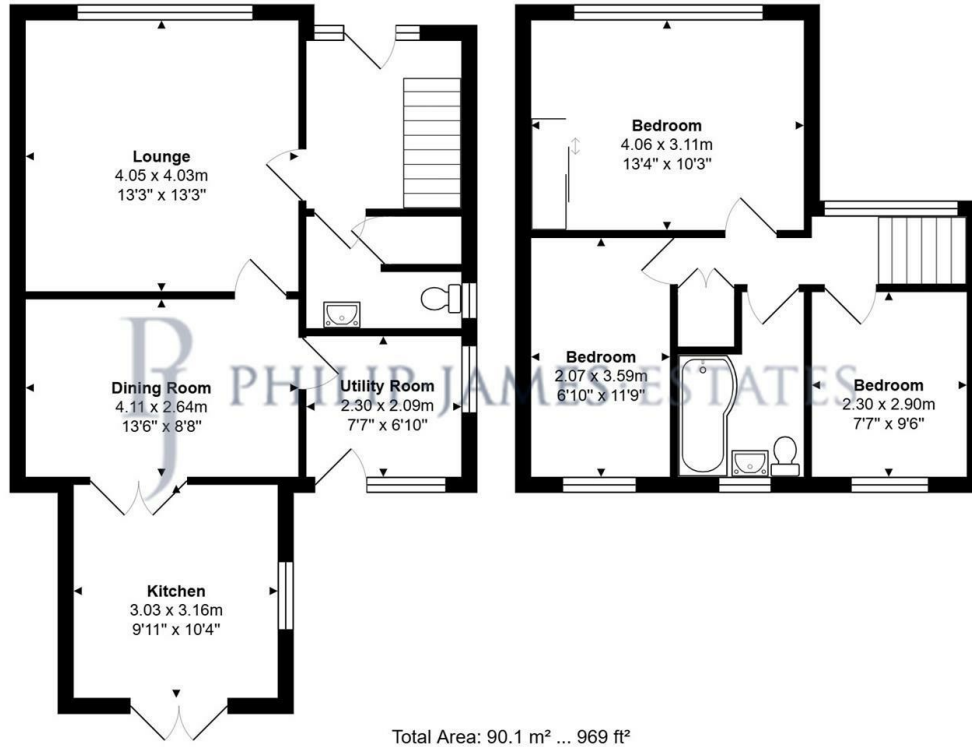
Single garage with up and over door, independent block paved driveway providing parking for at least two cars.

Front Garden

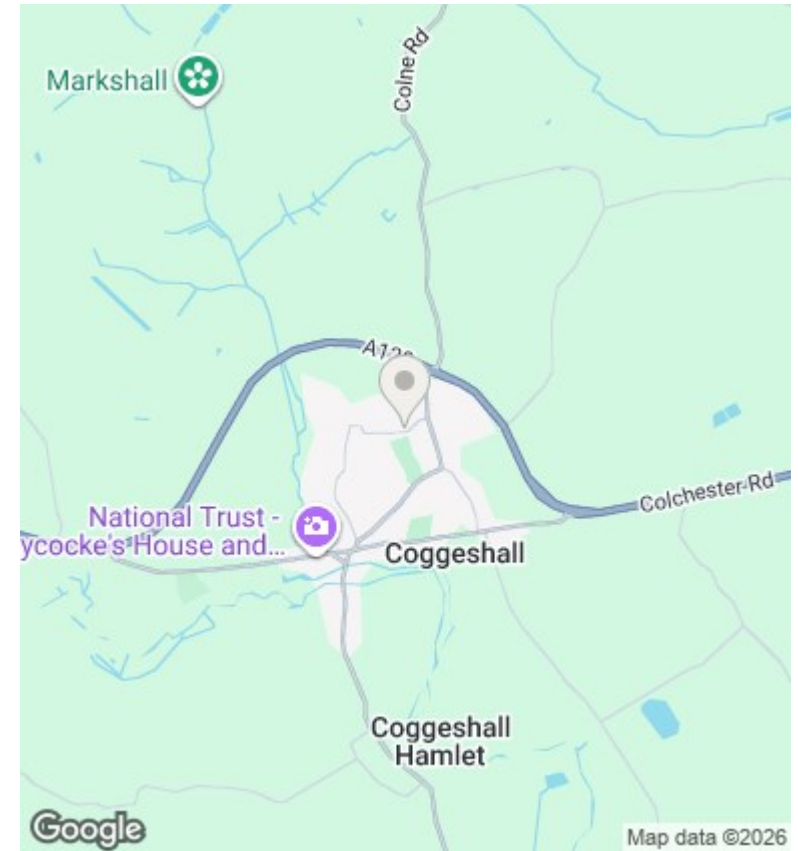
Laid to lawn.







Total Area: 90.1 m² ... 969 ft²
 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	