



## 31 Gurton Road, Coggeshall, Colchester, Essex, CO6 1QA

£395,000

- No chain
- Three bedrooms
- Family accommodation
- Parking and single garage
- Two reception rooms
- Recently replaced kitchen

## 31 Gurton Road, Colchester CO6 1QA

An opportunity to purchase this good sized family home with gardens front and rear, driveway and single garage. The property consists of lounge, dining room, fitted kitchen and downstairs cloakroom with shower. To the first floor there are three bedrooms and family bathroom. Enclosed rear garden, front garden, independent driveway and off road parking for two cars. The property is offered with no onward chain and viewing is advised



Council Tax Band: C



### Entrance Hall

Double glazed front door with glazed side panels leading to hallway, radiator, stairs to first floor, doors to :-

### Lounge

13'7" x 13'2"

Double glazed window to front aspect, radiator, fireplace, door to :-

### Kitchen

13'3" x 8'5"

Double glazed window to rear aspect, range of base and eye level units, incorporating dishwasher, washing machine, oven, hob and extractor, fridge and freezer. One and half bowl sink with mixer tap set, tiled splashback and tiled flooring to compliment. Arch to :-

### Dining Room

19'0" x 7'7"

Double glazed window to rear aspect, radiator, wood effect flooring, double glazed patio doors leading to rear garden.

### Downstairs Shower Room

Double glazed window to side aspect, low level WC, vanity hand basin, enclosed fully tiled shower cubicle. Heated towel rail, half tiled tiled walls and tiled floor to compliment.

### Stairs and Landing

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

### Bedroom One

13'4" x 10'3"

Double glazed window to front aspect, radiator.

### Bedroom Two

9'6" x 7'8"

Double glazed window to rear aspect, radiator.

### Bedroom Three

11'8" x 6'7"

Double glazed window to rear aspect, radiator.

### Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin, panel bath. Heated towel rial, part tiled walls and tiled floor to compliment

### Rear Garden

Enclosed rear garden with side access via gate from driveway, shrubs and lawn, patio area.

### Front Garden

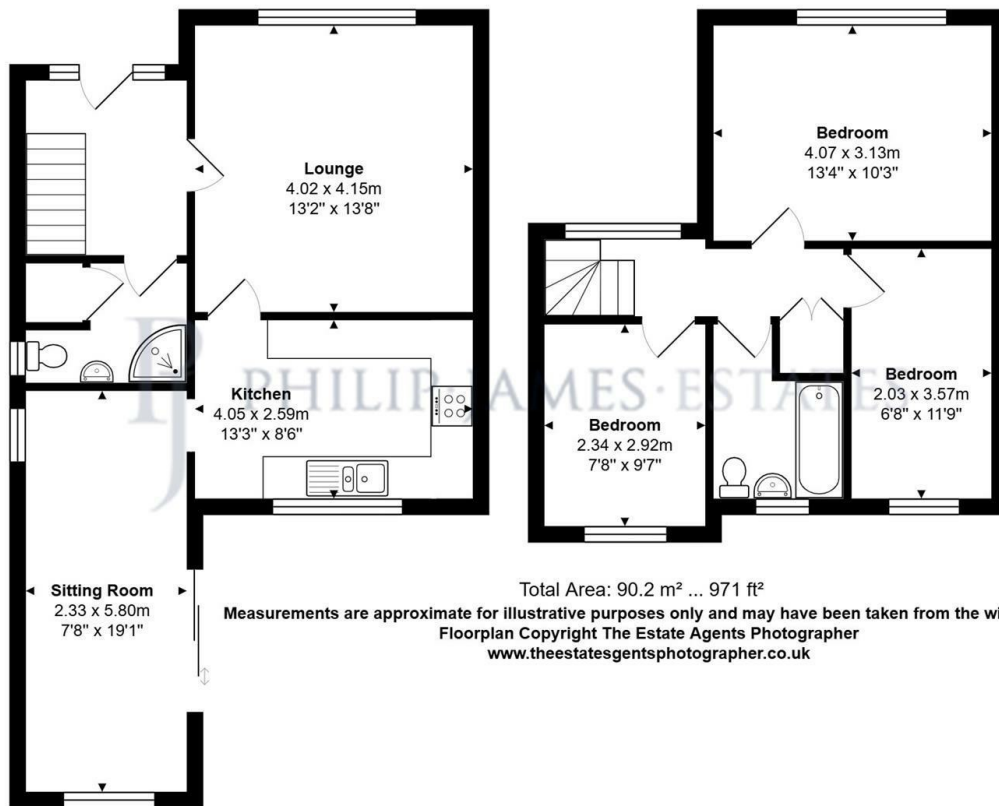
Laid to lawn

### Driveway and Garage

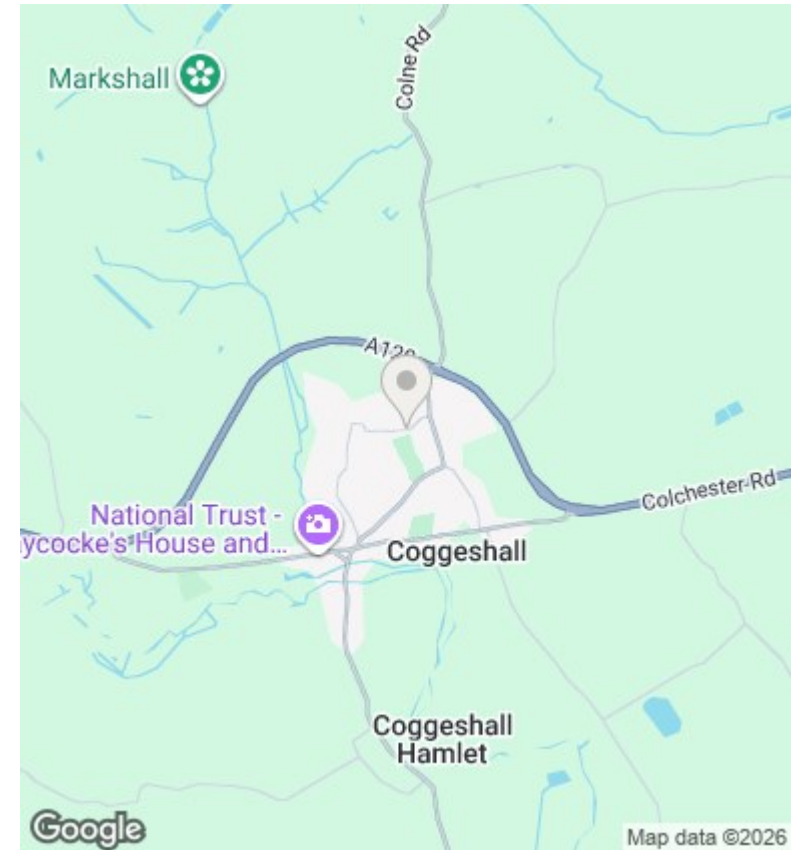
Independent block paved driveway leading to single garage with up and over door.







Total Area: 90.2 m<sup>2</sup> ... 971 ft<sup>2</sup>  
 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	