



Goring Road, Colchester, CO4 0DY

welcome to

Goring Road, Colchester

This exceptional MID-TERRACE HOUSE is WELL-PRESENTED THROUGHOUT providing AMPLE ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES. Situated in a popular residential area the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



Entrance

The property is entered via the front door with double glazed insets leading to:

Kitchen

Double glazed windows to the front and rear aspects, single sink and drainer with mixer-tap inset to the worktop, extensive range of wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring induction hob and cooker hood over, plumbing for a washing machine, integrated dishwasher, stairs rising to the first floor, door to the living room and a part obscure double glazed door leading to:

Conservatory

Part double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects and tiled flooring.

Living Room

Double glazed French doors to the conservatory, double glazed window to the front aspect, chimney breast, electric fireplace feature and a radiator.

First Floor Landing

Double glazed window to the rear aspect, loft access (part boarded with a loft ladder) and doors leading to;

Bedroom One

Double glazed window to the front aspect, fitted wardrobes and a radiator.

Bedroom Two

Double glazed window to the front aspect and a radiator.

Bedroom Three

Double glazed window to the rear aspect, fitted cupboard (housing the Ideal boiler) and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap and wall-

mounted Mira electric shower, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio area, metal shed, external tap and further access via the side gate and shared path.

Parking

The driveway can be found to the front of the property providing off road parking for a number of vehicles.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Goring Road, Colchester

- Three Bedrooms
- Mid Terrace Family Home
- Stylish Contemporary Kitchen
- Spacious Conservatory
- Modern Family Bathroom
- Generous Rear Garden
- Off Road Parking
- Popular Residential Area

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£280,000



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Property Ref:
CSJ110174 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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