



Beresfords

Guide Price £450,000 - £475,000

Freehold | 4 Bed | 2 Bath | House | Detached | Council Tax Band D | EPC C | Ref NBC251133

Gosbecks Road Colchester CO2 9JR

**** NO ONWARD CHAIN ****

Spacious four bedroom detached home with versatile living areas, including a study and conservatory. Features en-suite to main bedroom, stylish family bathroom, garage, and south-facing garden. Ideally located near schools, supermarkets, and leisure facilities - perfect for family living.

- Spacious four bedroom detached house
- Two reception rooms
- Study
- Conservatory
- En-suite and stylish family bathroom
- South-facing rear garden
- Garage and off-street parking
- Ideally located near schools, supermarkets, and leisure facilities



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

T: 01206 764444

E: colchestersalesdept@beresfords.co.uk

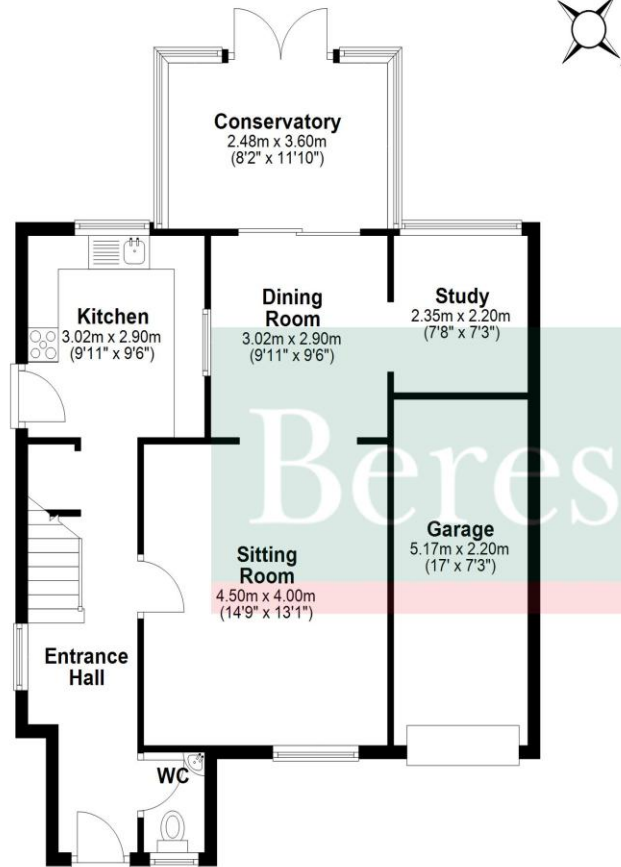
www.beresfords.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

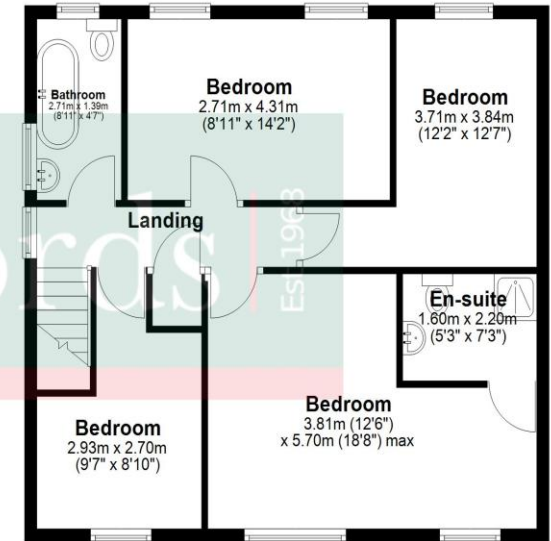
Ground Floor

Approx. 75.4 sq. metres (811.9 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.6 sq. feet)



Total area: approx. 139.0 sq. metres (1496.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

Gosbecks Road, Colchester

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property