

Beresfords | Est 1968



Beresfords

Asking Price £260,000

Freehold | 3 Bed | 1 Bath | House | Terraced | Council Tax Band B | EPC C | Ref NBC250407

Gurdon Road Colchester CO2 7PP

This well-proportioned three bedroom mid-terraced home offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, growing families, or investors.

- Three bedroom mid-terraced home
- Fitted kitchen with ample storage and worktop space
- Spacious living / dining room
- Private rear garden
- On-street parking
- Ideal for first-time buyers, families, or investors



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

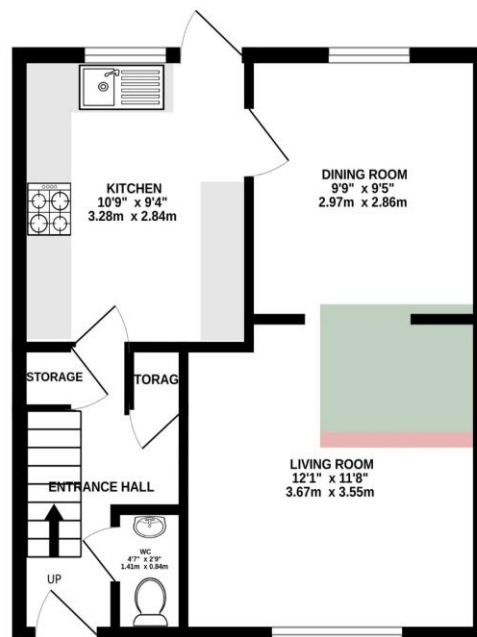
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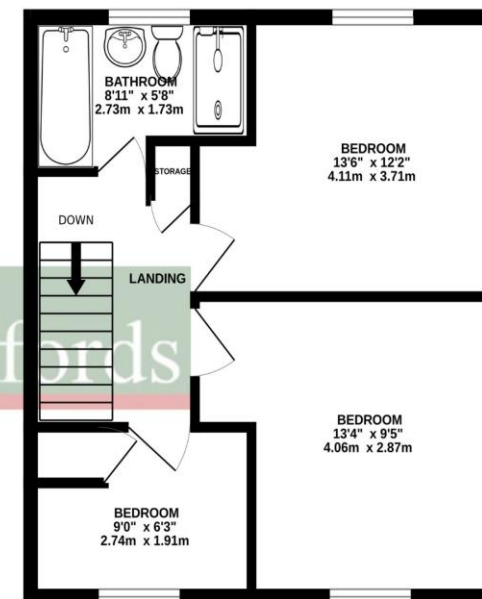
www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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