

FOR SALE



James Gore Drive
Guide Price £350,000

MARTIN&CO

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- Large Mid Terrace Modern House
- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Recently Fitted Kitchen
- Spacious Living Room

NO ONWARD CHAIN* Martin & Co are pleased to present this modern, **STUNNING**, three double bedroom, mid terrace house with a wide single garage, attached home office/workshop and a large private

NO ONWARD CHAIN* Martin & Co are pleased to present this modern, **STUNNING**, three double bedroom, mid terrace house with single garage, an attached home office/workshop, and a large private enclosed rear garden just South of Colchester town. **AVAILABLE FOR VIEWINGS BY APPOINTMENT ONLY!**

ENTRANCE HALL 18' 3" x 4' 7" (5.57m x 1.40m) A wide entrance hallway with tiled flooring throughout, a fitted gas fired radiator, a double glazed window and access to downstairs W/C.

KITCHEN/DINER 18' 3" x 11' 6" (5.57m x 3.51m) A open plan kitchen/diner area with grey laminate flooring, a



modern fitted kitchen suite, a double glazed window overlooking the front of the property and a gas fired radiator.

The MODERN neutral spec kitchen comes with a fitted fan assisted electric oven, halogen hob, stainless steel extractor, Integrated fridge freezer, space for a washing machine, space for a dishwasher and plenty of cupboard/surface space.

LIVING ROOM 18' 3" x 11' 3" (5.57m x 3.43m) A SPACIOUS open plan living room with fitted carpets, two gas fired radiators, a double glazed window overlooking the front of the property and French doors leading to the rear decked/garden area.

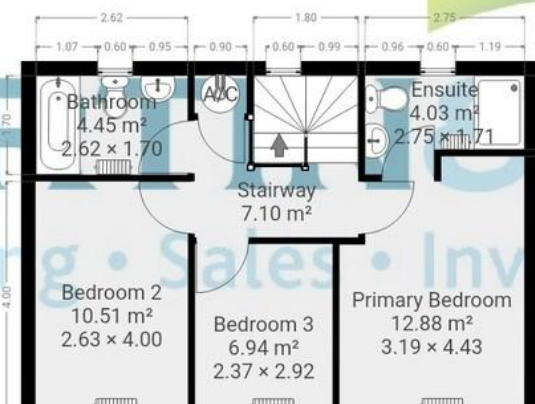
DOWNSTAIRS W/C 5' 9" x 2' 10" (1.77m x 0.87m) A downstairs W/C with laminate flooring, a wash basin, gas fired radiator and a closed couple toilet.

STAIRS/LANDING 9' 3" x 9' 1" (2.82m x 2.79m) A wide first floor landing with fitted carpets, a gas fired radiator, a double glazed window overlooking the rear of the property and access to the airing cupboard that houses the hot water tank.

MASTER BEDROOM 14' 6" x 10' 5" (4.43m x 3.19m) A large master double bedroom with fitted carpets, a gas fired radiator, a double glazed window overlooking the front of the property and access to the ensuite shower room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		



Martin & Co Colchester

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.