



## Glisson Square, Colchester, CO2 9AJ

Guide price £325,000

GUIDE PRICE £325,000 to £335,000. THREE BEDROOM SEMI-DETACHED HOUSE WITH CONSERVATORY AND VERY LARGE GARDEN WITH WORKSHOP. Located in a quiet cul-de-sac the property has driveway parking to the front, uPVC double glazing, gas central heating with a new boiler fitted 2022 and Solar Panels to the front and side. On the ground floor there is an entrance hall, sitting room, kitchen / dining room, conservatory, utility / store room, rear lobby and WC. On the first floor is are three bedrooms and a bathroom with bath and separate shower cubicle. To the rear is a large garden with a block paved patio, work shop and shed both with power and light and mature apple tree.

### Entrance Porch

3'8" x 3'1" (1.12 x 0.96)

uPVC porch with entrance door and door leading to the entrance hall

### Entrance Hall

11'7" x 6'5" (3.54 x 1.97 )



uPVC double glazed window to the side, fitted seat & small table, stairs rising to the first floor

### Sitting Room

12'8" mx x 14'5" (3.87 mx x 4.41)



uPVC bay window to the front, radiator, solid wood flooring

### Kitchen / Dining Room

18'6" x 10'0" (5.65 x 3.05)



### Kitchen

10'0" x 9'7" (3.05 x 2.93)



uPVC double glazed window to the rear, fitted with a range of floor and wall mounted units and Quartz effect work surfaces with inset butler style sink with mixer taps over. Built-in gas oven and hob with extractor hood over, radiator, inset down lighters

### Dining Area

10'0" x 9'2" (3.05 x 2.81)



uPVC French doors opening onto the conservatory

### Conservatory

14'1" x 11'11" (4.3 x 3.64)



uPVC Bi fold doors to the rear and windows to two further sides all fitted with slide down black out blinds

### Rear Lobby

uPVC doors to both the front and rear, built-in pantry plus further store cupboard, ceramic tiled floor, radiator

### Ground Floor WC

4'9" x 2'7" (1.46 x 0.80)



Window to the rear, W.C. ceramic tiled floor

### Utility Room

12'7" x 6'2" (3.85 x 1.88)

Windows to the front and rear, wall mounted Ideal gas boiler fitted new in 2022 with warranty

### Landing



uPVC double glazed window to the side, built-in airing cupboard with lagged hot water cylinder, further built-in cupboard housing the heating and solar panel controls. drop down loft hatch with fitted fold down ladder leading to boarded loft with Velux window and light.

### Bedroom One

12'0" x 10'9" (3.66 x 3.28)



uPVC double glazed window to the front, fitted wardrobes with sliding doors, radiator

### Bedroom Two

11'8" x 7'8" (3.58 x 2.36)



uPVC double glazed window to the rear, fitted wardrobes with sliding doors, radiator

### Bedroom Three

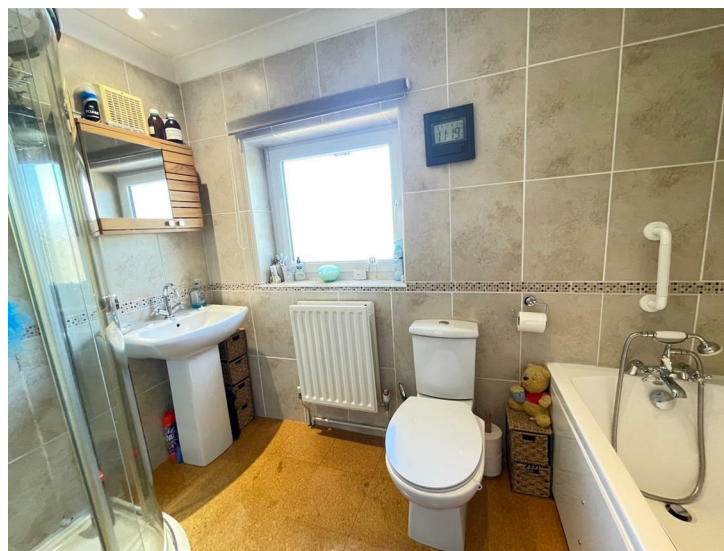
7'10" x 8'10" max (2.39 x 2.71 max)



uPVC double glazed window to the front, fitted wardrobe with built-in cupboard space

### Bathroom

9'3" x 5'5" (2.82 x 1.66)



uPVC double glazed window to the rear, panel bath plus separate tiled, corner shower cubicle, pedestal wash basin and low level WC, inset downlighters, radiator

### Outside rear

73 x 61 (22.25m x 18.59m)



Large enclosed garden with a recently laid, block paved patio area adjacent to the house. Lawn with a mature Bramley apple tree featured in a central position. Several raised vegetable beds, greenhouse, large block built with timber cladding shed with power and light and further area of garden to the left hand side housing a block built with wooden cladding workshop also with power and light.

## Workshop

14'10" x 12'3" (4.53 x 3.75)



Block built, with wooden cladding, workshop with windows to the three sides, power and light connected

### Outside front

To the front is a driveway providing off road parking and a further hard standing area with direct access through to the rear lobby

### COUNCIL TAX

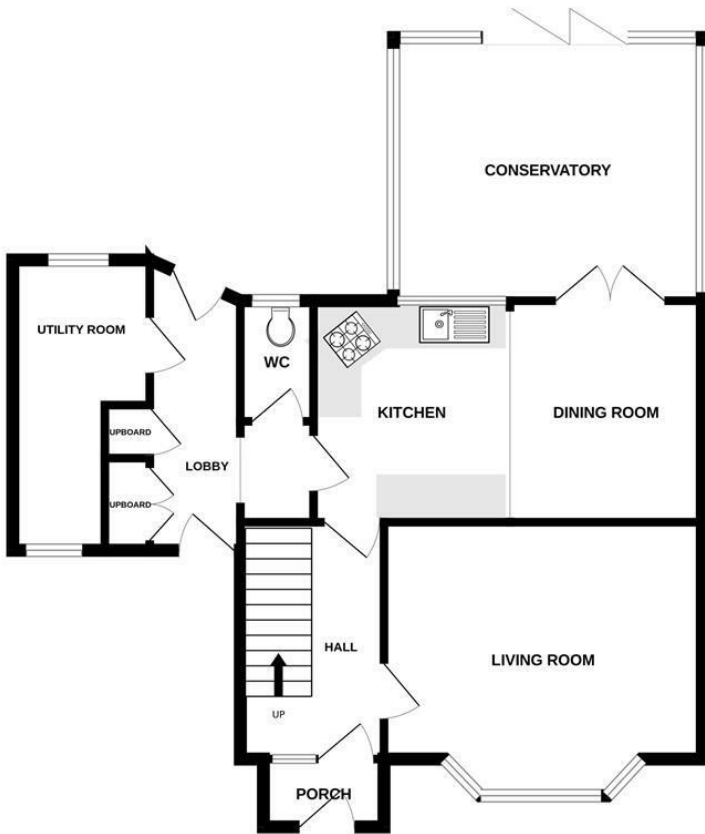
The property is Council Tax Band C.

Colchester City Council

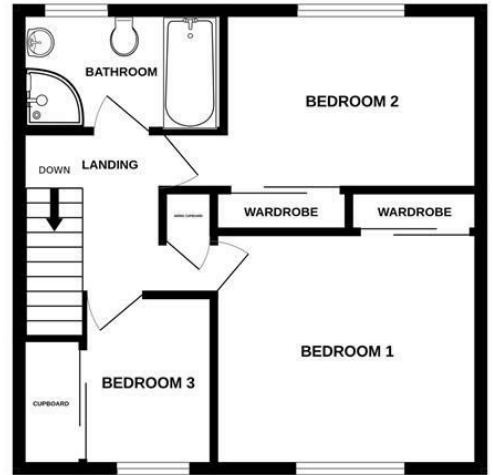
### Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

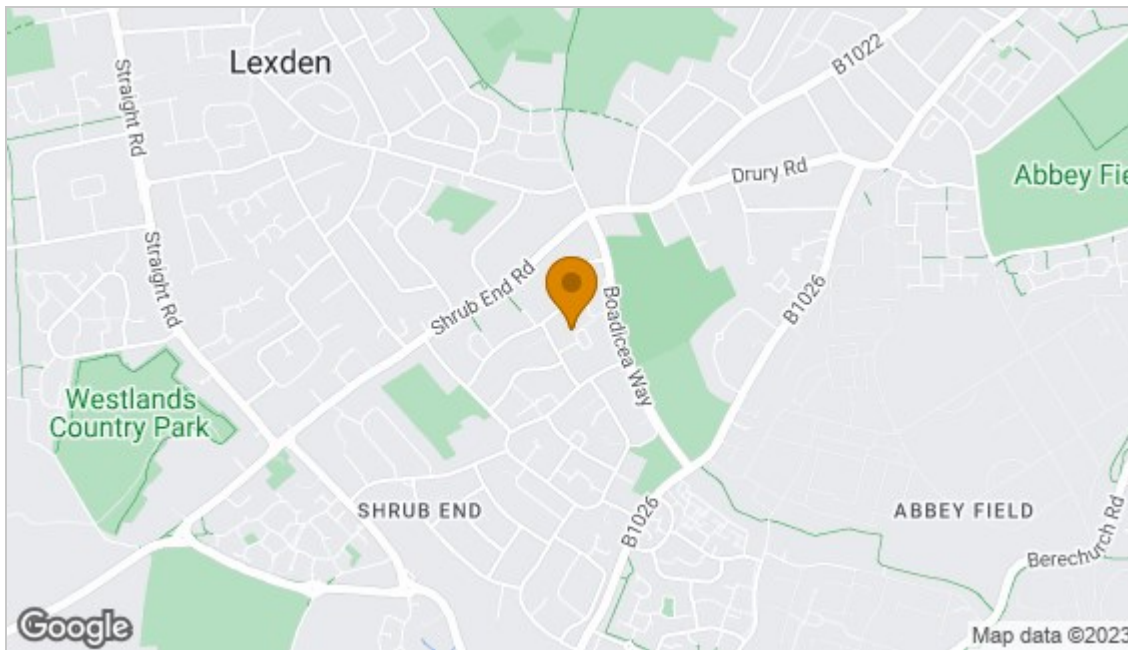
GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Disclaimer:** Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.