



GENTIAN COURT, COLCHESTER, ESSEX, CO4

GUIDE PRICE £365,000





We are delighted to offer to the sales market this three-bedroom detached house located in the popular area of Braiswick. This property comprises of two double bedrooms, one single bedroom, spacious lounge and dining room, kitchen with appliances and shower room. Further benefitting from having a low maintenance rear garden, off road parking for one vehicle and garage access. An early viewing is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

Double glazed front door and two storage cupboards.



#### CLOAKROOM

Vinyl flooring, double glazed window, pedestal wash hand basin and WC.

#### LOUNGE

17' 1" x 11' 5" (5.21m x 3.48m) Fitted carpet, two radiators, double glazed windows and sliding door to dining room.



### DINING ROOM

23' 9" x 8' 00" (7.24m x 2.44m) Fitted carpet, radiator, three double glazed windows, door to rear and door to garage.

### KITCHEN

12' 5" x 7' 2" (3.78m x 2.18m) Vinyl flooring, freestanding cooker, chimney extractor hood, freestanding dishwasher, stainless steel sink with drainer, eye and base level units.

### SHOWER ROOM

Vinyl flooring, radiator, double glazed window, stand up shower, WC and pedestal wash hand basin.



### BEDROOM ONE

11' 6" x 7' 4" (3.51m x 2.24m) Fitted carpet, radiator and double glazed window.

### BEDROOM TWO

11' 6" x 9' 00" (3.51m x 2.74m) Fitted carpet, radiator and double glazed window.

### BEDROOM THREE

10' 7" x 7' 1" (3.23m x 2.16m) Fitted carpet, radiator, double glazed window and built in cupboard/wardrobe.



### GARAGE

Manual up and over door, door to rear garden and space & plumbing for washing machine.

### OUTSIDE

Mainly patio area to the rear and access to the garage from rear garden. Patio area to the front of the property and off-road parking for one vehicle.

Note: Photos taken before the current tenants moved in.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 53   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |