



BACK LANE WEST, COLCHESTER, CO7 7JE

GUIDE PRICE £825,000

Guide Price £825,000 - £875,000. This spacious property offers versatile living arrangements, ideal for extended family or guests. Situated on a generous half-acre plot, it provides ample outdoor space for gardening, recreation, or potential expansion. The two-bedroom annexe adds significant value and flexibility to the living space, making it a unique offering in the desirable area of Great Bromley.

- Six Bedrooms
- Situated On Appx 1/2 An Acre
- Stables
- Annexe
- Field Views
- No Onward Chain
- Great Bromley
- EPC - D
- Off-Road Parking

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

17'10" 15'9" (5.44m 4.80m)



BEDROOM TWO

9'8" 9'2" (2.95m 2.79m)

BEDROOM THREE

9'8" 9'2" (2.95m 2.79m)



BEDROOM ONE

20'00" 10'8" (6.10m 3.25m)



SHOWER ROOM

6'9" 6'00" (2.06m 1.83m)

BEDROOM FOUR

8'3" 7'00" (2.51m 2.13m)



BATHROOM

7'00" 5'5" (2.13m 1.65m)

KITCHEN

17'7" 15'1" (5.36m 4.60m)



KITCHEN/DINING ROOM

10'9" 9'9" (3.28m 2.97m)



SITTING/DINING ROOM

17'7" 10'7" (5.36m 3.23m)



SHOWER ROOM

10'00" 5'4" (3.05m 1.63m)

LIVING ROOM

17'8"9'1" (5.38m2.77m)

BEDROOM

15'9" 8'5" (4.80m 2.57m)

W.C

5'10" 2'6" (1.78m 0.76m)

BEDROOM

22'00" 9'7" (6.71m 2.92m)

ANNEXE



OUTSIDE



Heating: Oil

Services: Mains Electricity, Water and Drainage

Broadband: Ultrafast

Mobile Coverage: EE, O2, Vodafone - Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Very Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: North

OUTSIDE REAR



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

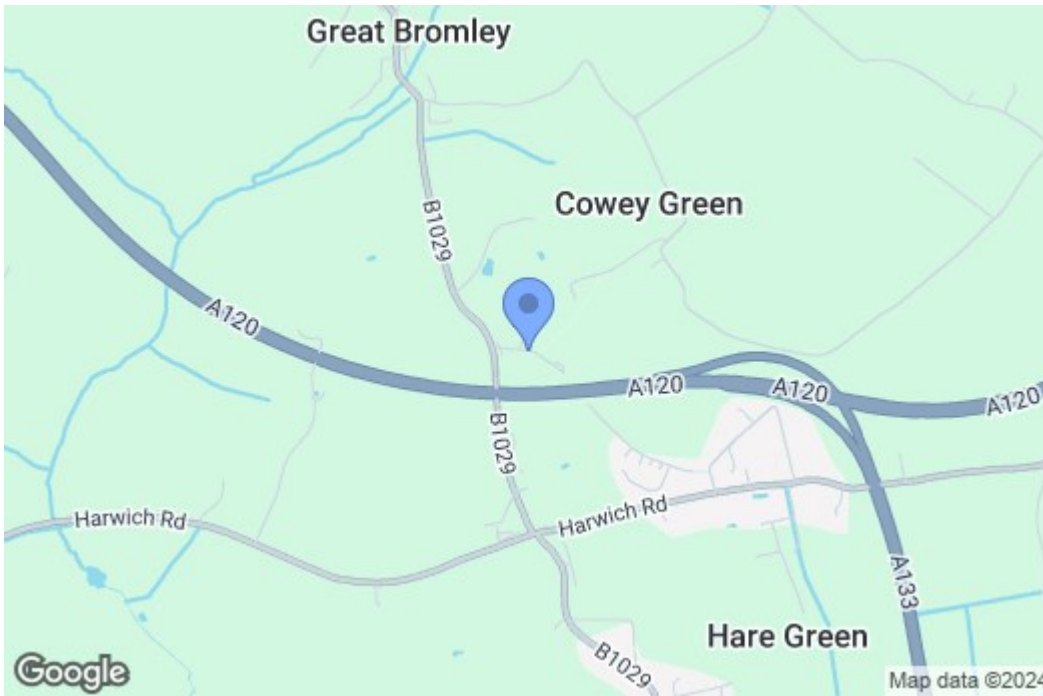
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

Council Tax Band: E

Map

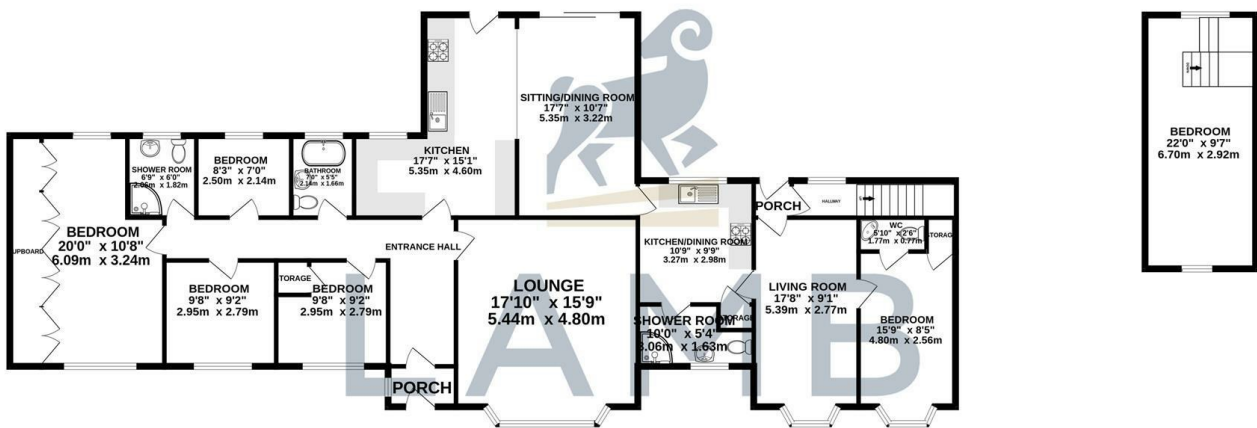


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA : 2097 sq.ft. (194.8 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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