



LAMB & CO

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Inspired by property, driven by passion.



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)

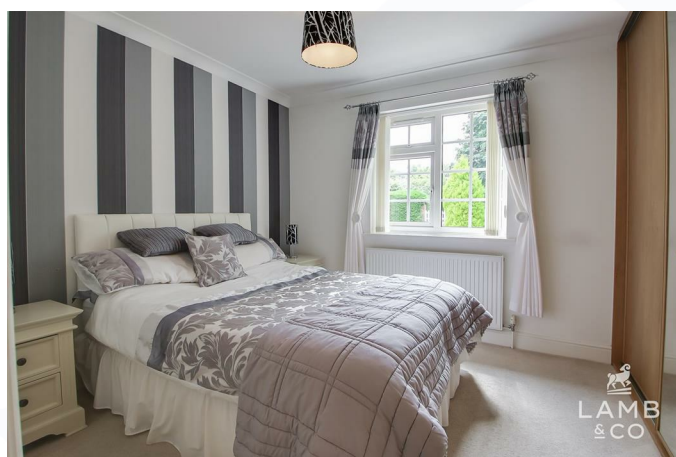


SHOWER ROOM

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 but will try and tie in if poss but not to hold up sale.

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.

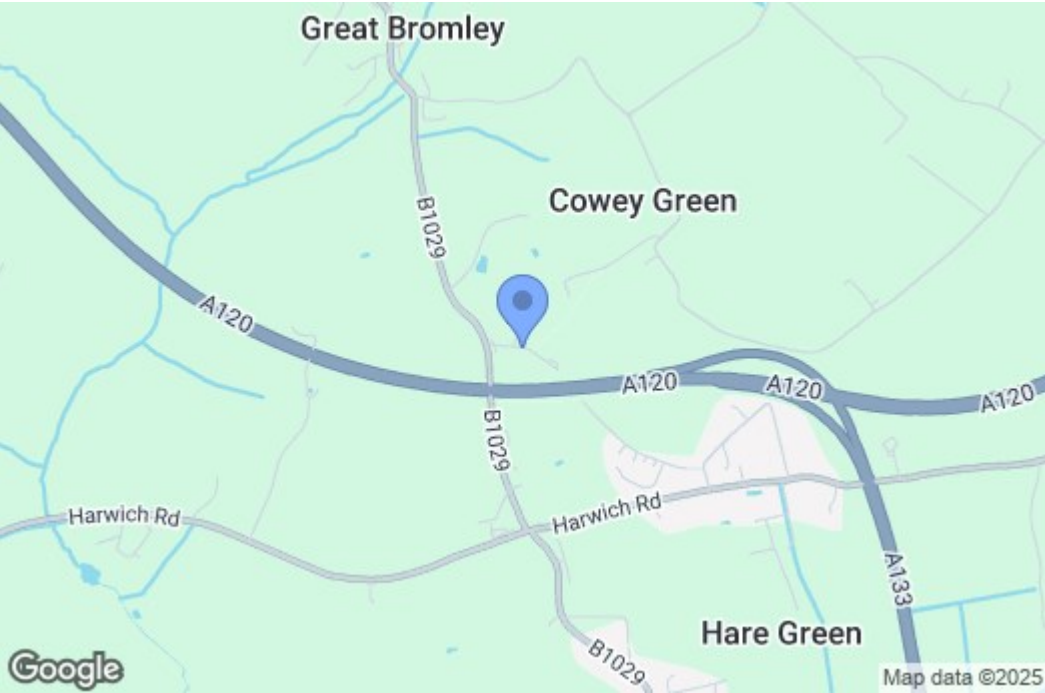
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

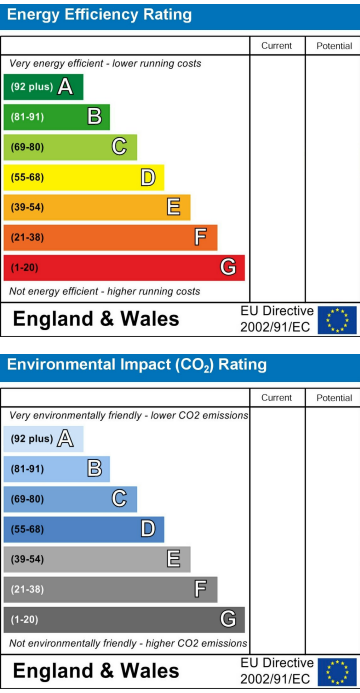
Additional Info

Council Tax Band: E

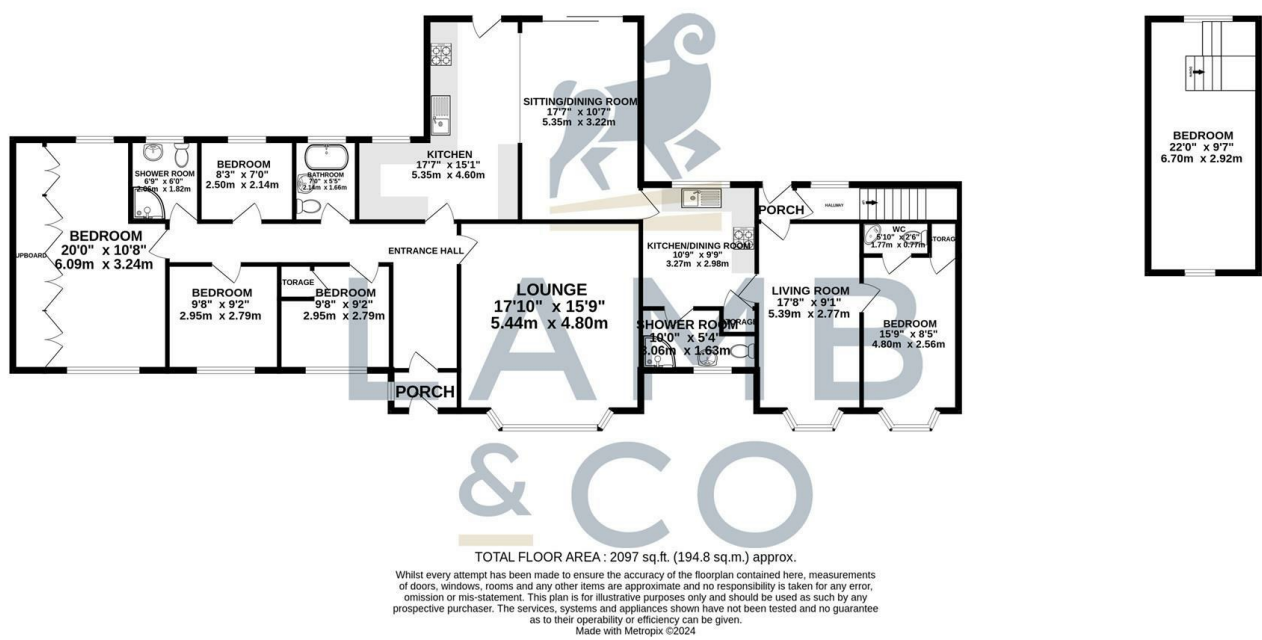
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.