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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

AnnexeField ViewsNo Onward Chain

Great Bromley
EPC - D
Off-Road Parking



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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)



SITTING/DINING ROOOM 17'7" 10'7" (5.36m 3.23m)



ANNEXE

KITCHEN/DINING ROOM 10'9" 9'9" (3.28m 2.97m)



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)





OUTSIDE



Heating: Oil Services: Mains Electricity, Water and Drainage Broadband: Ultrafast Mobile Coverage: EE, O2, Vodaphone - 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.

AML

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





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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.

