



NP NICHOLAS
PERCIVAL

Maypole Green

39 Maypole Green Road, Colchester, Essex CO2 9NX

Incorporating **BS** BIRCHALL
STEEL



Offered with no onward chain is this two bedroom end of terrace home in the Maypole Green area of Colchester. The property is situated on a quiet cul-de-sac, and is comprised of a lounge / dining room, kitchen and family bathroom. Off road parking is provided for two vehicles and there is a well-proportioned enclosed westerly facing rear garden.

Council Tax Band C | Gas Central Heating | EPC C

Property

A porch welcomes you the property and provides access to the lounge / dining room, with French Doors to the patio at the rear. The kitchen features an integrated hob, oven and extractor hood. There is space and plumbing for a free standing washing machine and also space for a free standing fridge / freezer, both items will remain at the property once sold.

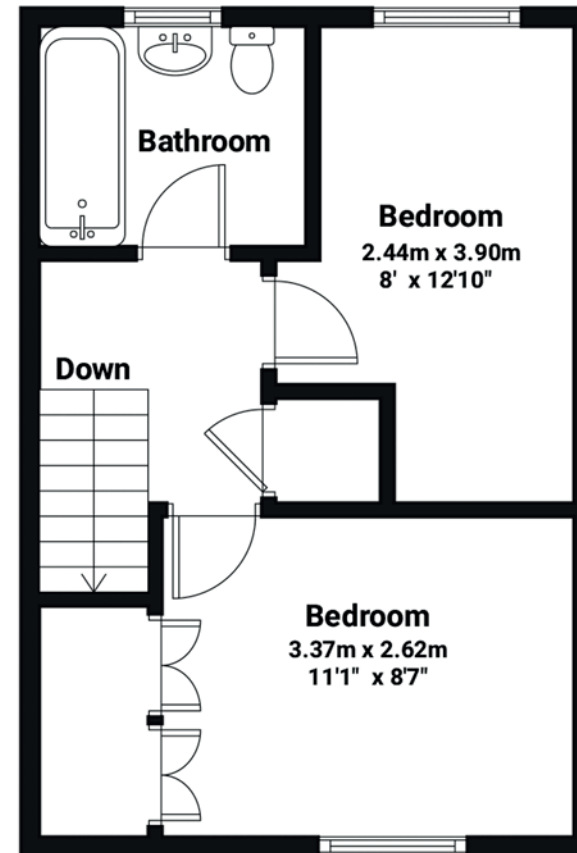
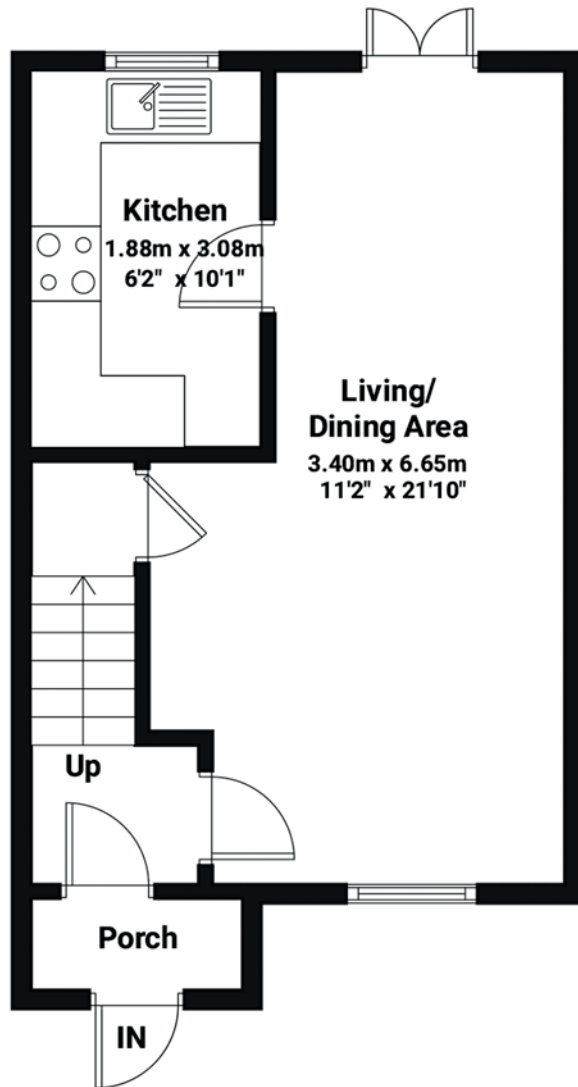
Ample storage is provided by a good array of drawers and cupboards, one of which houses the gas boiler.

Ascending the stairs to the first floor, the main bedroom (a double) is to the front of the property and benefits from built in wardrobes. The second bedroom (a single) is to the rear. The family bathroom completes the internal accommodation and is comprised of a bath with shower screen and shower attachment, pedestal handbasin, heated towel rail and wc.

Outside

To the front, there is off road parking for two vehicles. Gated side access is provided to the enclosed westerly facing rear garden, with a patio area adjacent to the property. The garden is mainly laid to lawn with mature beds and borders.





Maypole Green Road, Colchester

Total Approximate Floor Area: 609.2 SqFt (56.6 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.

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The property is conveniently located on a quiet cul-de-sac in the Maypole Green area of Colchester, providing easy access to both the city centre of Colchester and the shopping and retail parks located in Stanway which offer a range of national retailers, large supermarket, and chain restaurant establishments. Further shopping facilities are located on the Peartree Road development.

Transport connections are first rate with easy access to the A12, A120 and A1124, thus Chelmsford, Ipswich and Stansted Airport are all within easy reach. The mainline rail station offers an intercity service to London Liverpool Street in under an hour



Viewing is strictly by appointment with the Sole Selling Agents.



01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk
Sara Wilson | SWilson@nicholaspercival.co.uk
Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors fees and removal costs will also need to be considered.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.

All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.

Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk