



**NP** NICHOLAS  
PERCIVAL

**For Sale**

6 Millers Lane, Stanway, Colchester, Essex CO3 0PS



This well presented semi-detached three bedroom cottage offers period charm and character and is located on a quiet turning in the heart of the popular area of Stanway, Colchester and close to all the amenities this area and the city of Colchester has to offer.

Tenure Freehold | Gas Central Heating | EPC Awaited  
Mains Water, Drainage, Gas and Electricity Connected  
Council Tax Band D







Offered to the market with no onward chain, 6 Millers Lane offers period charm throughout, with numerous attractive features including exposed timbers and beams, and brickwork. The property is comprised of a sitting room, dining room, kitchen, utility and ground floor shower room, three first floor bedrooms and a family bathroom.

There is off-road driveway parking and an enclosed rear garden.

A porch welcomes you to the property and via the entrance hallway (with useful storage cupboard) allows access to the dual triple aspect sitting room. The central focus of this space is undoubtedly the cosy log burner set within an exposed warm red-brick surround. To the rear French doors allow access to the garden.

To the front of the property there is a dining room with storage cupboard and to the rear, a well appointed kitchen with seven-ring gas burner range style cooker and accompanying extractor hood, integrated dishwasher and American style fridge-freezer that will also remain at the property once sold. Ample storage is provided in part via a pantry and a good array of cupboards and drawers set within an attractive Oak block worktop, complete with inset ceramic sink. The utility room provides space for a plumbing for both a freestanding washing machine and freestanding tumble dryer, the gas boiler is also located here. The shower room completes the ground floor accommodation and is comprised of a shower cubicle, wc and handbasin.

Ascending the stairs to the first floor there are three bedrooms. The main bedroom benefits from a walk in wardrobe, bedroom two (which is also a double room) and bedroom three (a good sized single room) also benefit from built in wardrobes and storage space.

The four-piece family bathroom completes the internal accommodation and is comprised of a large shower cubicle, double ended bath with mixer hose attachment, hand basin and wc.

Outside – to the front of the property there is off-road parking for at least two, (possibly three) vehicles, there is gated access to the rear garden, with patio adjacent to the property.

Both the front and rear gardens are laid to lawn with mature borders.

The garden shed will remain at the property once sold.

### Location –

6 Millers Lane, Stanway, Colchester, Essex

Sat-Nav Ref: **CO3 OPS**

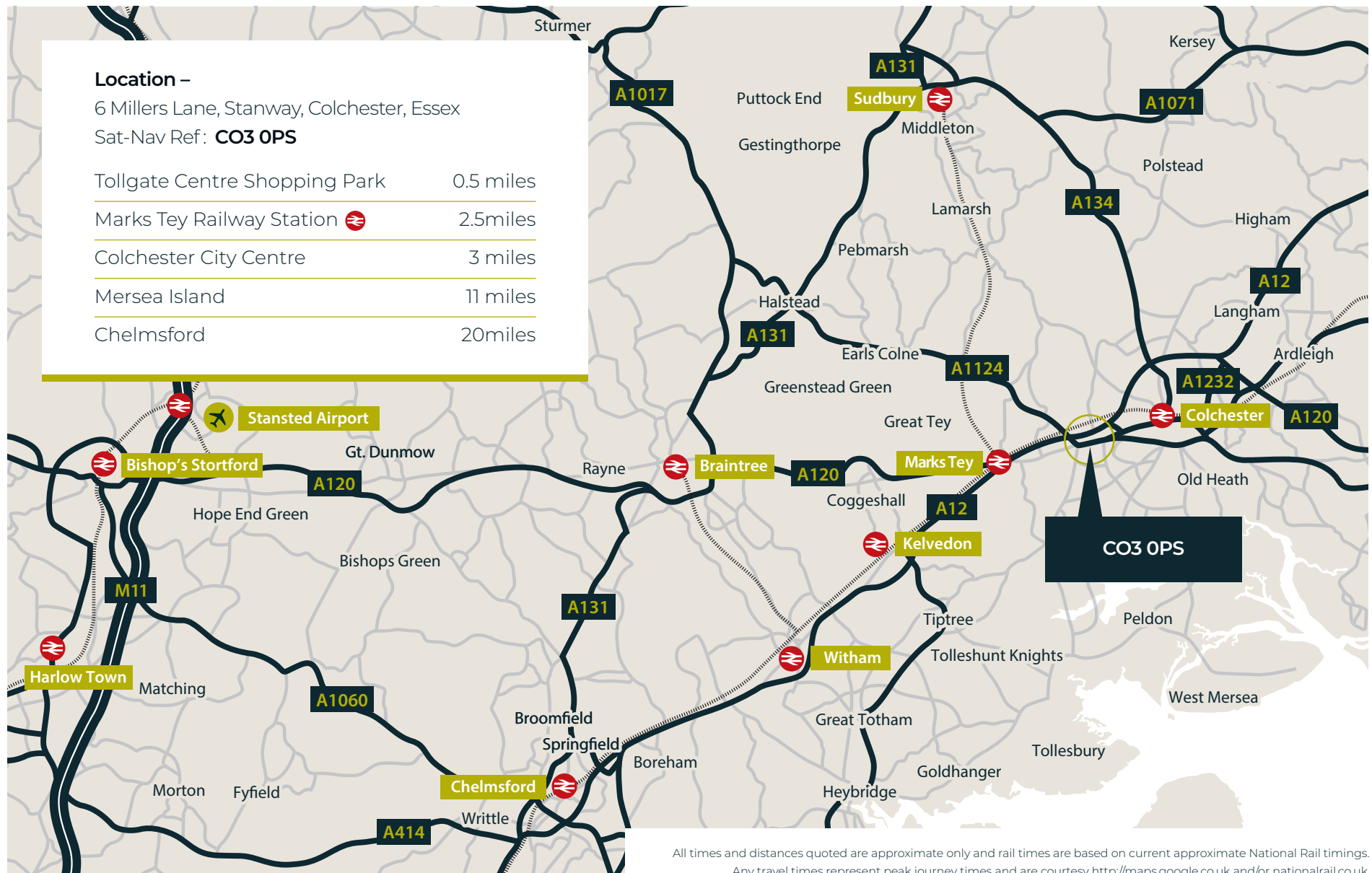
Tollgate Centre Shopping Park 0.5 miles

Marks Tey Railway Station 2.5 miles

Colchester City Centre 3 miles

Mersea Island 11 miles

Chelmsford 20 miles



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](http://nationalrail.co.uk)





The property is located on a quiet turning within the heart of the popular Stanway area of Colchester and close to local amenities including both the Tollgate and Stane Retail parks which offer a range of shops (including a Marks & Spencer) and restaurants. There is also a large Sainsbury's supermarket close at hand.

Schooling options are first rate with a number of highly desirable establishments locally available in both the private and public sectors. The city of Colchester benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

For the commuter the mainline railway station provides an InterCity connection to London in around 50 minutes, the A12 and A120 are also easily accessible for onward travel to Chelmsford and Stansted Airport.

Within easy reach are the Colne Valley, Stour Valley and Dedham Vale all boasting some wonderful countryside views, walks and pretty villages. A short drive to the south of Colchester is Mersea Island which is renowned for its seafood and sailing. The Colchester Golf Club at Braiswick is also close at hand.





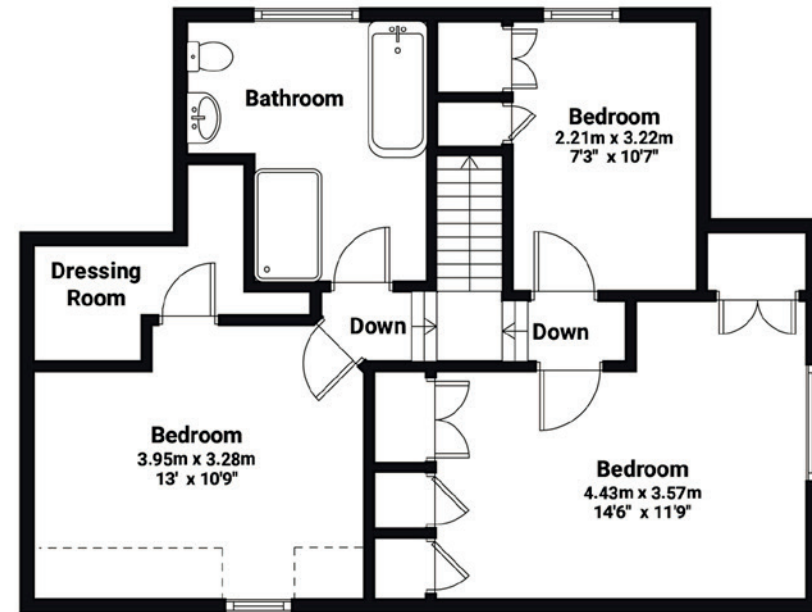
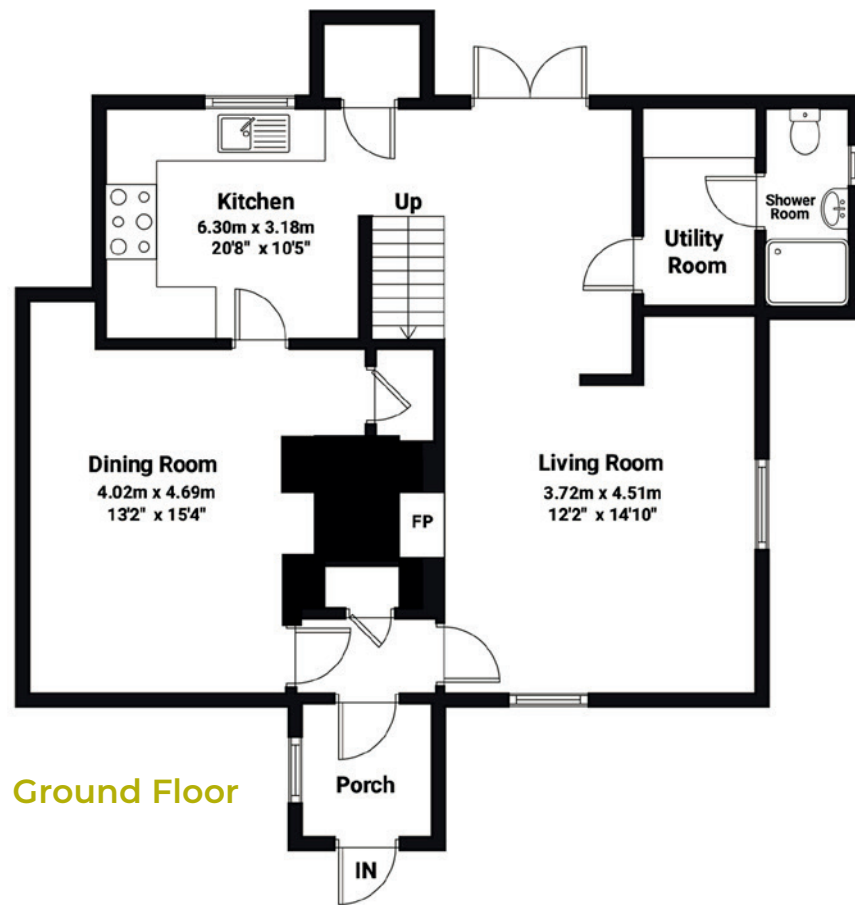












**Total Approximate Floor Area: 1218.1 SqFt ( 113.16 SqMt )**

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













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](http://nicholaspercival.co.uk)

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.