



Maldon Road, Colchester, CO3 3AZ

welcome to

Maldon Road, Colchester

- Ground Floor Flat
- Lounge & Kitchen/Diner
- Two Bedrooms
- Bathroom
- Shared Garden
- Walk To City Centre
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£155,000

view this property online williamhbrown.co.uk/Property/CCS119665



Property Ref:

CCS119665 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Early viewing is advised of this two bedroom ground floor flat situated within walking distance of the city centre and having no ongoing chain.

Accommodation comprises entrance hall, lounge with bay window, kitchen/diner, two bedrooms and bathroom. Externally there is a shared garden.

Entrance Door To:

Hallway

Radiator, doors to:

Lounge

14' 10" x 12' 4" (4.52m x 3.76m)
Bay window to front, exposed wood flooring, feature fire surround, radiator.

Kitchen / Diner

19' 4" x 6' 9" (5.89m x 2.06m)
Windows to side and rear, door to side, base and eye level units, tiled splashbacks, work surfaces, inset sink and drainer unit, radiator, space for appliances.

Bedroom One

15' 9" x 11' 9" (4.80m x 3.58m)
Patio doors to rear, radiator, wooden flooring.

Bedroom Two

12' 1" x 7' 7" (3.68m x 2.31m)
Window to side, carpet, radiator.

Bathroom

Panel enclosed bath, low level w.c., wash hand basin, vinyl flooring, radiator, window to side.

Outside

The property benefits from shared garden.



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