



Mill Road, Mile End Colchester CO4 5LP

welcome to

Mill Road, Mile End, Colchester

This spacious semi detached family home is situated on the north side of Colchester, offering excellent access to local shops and amenities, schools, the general hospital and mainline train station with direct links to London Liverpool Street.



Early viewing is advised of this bay fronted semi detached house located within close proximity of North Station and offering generous and flexible accommodation throughout.

The ground floor offers entrance hall, lounge, large open plan kitchen/diner/family room, utility room and shower room.

The first floor offers three bedrooms and a family bathroom. The property further benefits from a further loft room/bedroom.

Externally there is off road parking and an enclosed rear garden.

Entrance Door To:

Entrance Hall

Laminate flooring, radiator, stairs to first floor, double glazed window to side, built-in cupboard, doors to:

Lounge

13' 6" max into bay recess x 13' 2" max (4.11m max into bay recess x 4.01m max)
Double glazed bay window to front, laminate flooring, feature gas fireplace, radiator.

Kitchen / Diner / Family Room

23' 7" max x 19' 6" max (7.19m max x 5.94m max)
Kitchen area with range of base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with stainless steel splashback and extractor hood, breakfast bar, ceiling spotlights, tiled floor. Laminate wood flooring to dining/family area, radiator, double glazed doors to rear, open access to:

Utility Room

9' 4" max x 7' 10" max (2.84m max x 2.39m max)
Tiled floor, sink unit, cupboards, door to side to garden, door to:

Shower Room

Low level w.c., wash hand basin, shower cubicle, tiled floor, radiator, double glazed frosted window to rear.

First Floor Accommodation

Landing

Carpet, double glazed window to side, door to stairwell to second floor, doors to:

Bedroom Two

11' 6" x 11' 2" (3.51m x 3.40m)
Double glazed window to front, carpet, radiator.

Bedroom Three

11' 2" x 8' 6" (3.40m x 2.59m)
Double glazed window to rear, carpet, radiator.

Bedroom Four

8' 2" x 7' 10" (2.49m x 2.39m)
Double glazed window to front, laminate flooring, radiator.

Bathroom

Panel enclosed bath with shower over, wash hand basin, low level w.c., tiled walls and flooring, double glazed frosted window to rear, heated towel rail.

Second Floor Accommodation

Bedroom Four / Loft Room

15' 4" max x 12' 5" max (4.67m max x 3.78m max)
Velux windows, sloping ceiling, laminate wood flooring, built-in eaves storage cupboards.

Outside

There is off road parking to the front of the property.

The rear garden is mainly laid to lawn, all enclosed by panel fencing.



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welcome to

Mill Road, Mile End Colchester

- Bay Fronted Semi Detached House
- Living Room & Large Kitchen/Diner/Family Room
- Utility Room & Shower Room
- Three First Floor Bedrooms
- Family Bathroom
- Loft Room / Bedroom Four
- Off Road Parking
- Enclosed Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

Offers in excess of
£375,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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postcode not the actual property



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Property Ref:
CCS120901 - 0003

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