



**Bradford Drive, Colchester, CO4 5FT**



**welcome to**

**Bradford Drive, Colchester**

This SEVEN BEDROOM town house is situated on the north side of Colchester offering excellent access to local amenities, schools and mainline train station with direct links to London Liverpool Street.



**Early viewing is advised of this investment opportunity conveniently situated for access to amenities and transport links.**

**Ground floor accommodation comprises cloakroom, lounge, kitchen and bedroom. The first floor offers four bedrooms and a bathroom. The second floor benefits from two further bedrooms, one with en suite and dressing room and one with en suite. Externally there is car port parking, as well as rear garden.**

#### **Entrance Door To:**

#### **Entrance Hall**

Cupboard, stairs to first floor, tiled floor, radiator, door to:

#### **Cloakroom**

Low level w.c., wash hand basin, vinyl flooring, radiator, upvc double glazed window to front.

#### **Lounge**

9' 4" max into door recess x 7' 7" ( 2.84m max into door recess x 2.31m )

Upvc double glazed window, radiator, carpet.

#### **Bedroom Seven**

9' 10" x 8' 4" ( 3.00m x 2.54m )

Upvc double glazed doors to rear, radiator, carpet.

#### **Kitchen**

Irregular Shaped Room 19' 9" max x 15' 9" max ( 6.02m max x 4.80m)

Range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, space for appliances, tiled floor, upvc double glazed French doors to rear.

#### **First Floor Accommodation**

#### **Landing**

Carpet, stairs to second floor, airing cupboard, radiator, doors to:

#### **Bedroom Three**

Upvc double glazed windows to front and rear, upvc double glazed doors to Juliet balconies to front and rear, radiator.

#### **Bedroom Four**

Irregular shaped room, upvc double glazed window to front, radiator.

#### **Bedroom Five**

Upvc double glazed window to front, radiator.

#### **Bedroom Six**

Upvc double glazed window to rear, radiator.

#### **Bathroom**

Panel enclosed bath with shower over, low level w.c., wash hand basin, radiator, vinyl flooring, upvc double glazed window to front.

#### **Second Floor Accommodation**

#### **Landing**

With doors to:

#### **Bedroom Two**

Upvc double glazed window to front, radiator, carpet, door to:

#### **En Suite**

Shower cubicle, low level w.c., wash hand basin, radiator, wood laminate flooring, upvc double glazed window to front.

#### **Bedroom One**

Irregular shaped room, upvc double glazed windows to front and rear, radiator, door to:

#### **Dressing Room**

Upvc double glazed window to rear, built-in wardrobes, door to:

#### **En Suite**

Four piece suite comprising panel enclosed bath, low level w.c., wash hand basin and shower cubicle, upvc double glazed window to front, radiator.

#### **Outside**

The property benefits from Car Port parking.

There is a rear garden which is laid to lawn, all enclosed by panel fencing.



**Ground Floor**



**First Floor**



**Second Floor**

This floorplan 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.focalagent.com](http://www.focalagent.com)



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welcome to

## Bradford Drive, Colchester

- Modern Town House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Seven Bedrooms
- Two En Suites & Family Bathroom
- Enclosed Rear Garden & Car Port
- INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS120963 - 0002

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