



Nayland Road, Mile End, Colchester, CO4 5EN

welcome to

Nayland Road, Mile End, Colchester

This modern family home is situated on the north side of Colchester, offering excellent access to shops, amenities, schools, general hospital, A12 and Colchester's mainline train station with direct links to London Liverpool Street.



Early viewing is advised of this well presented semi detached house ideally positioned for access to amenities and transport links.

Ground floor accommodation comprises entrance hall, living room with French doors onto the garden, kitchen/diner and cloakroom.

The first floor offers master bedroom with en suite shower room, two further bedrooms and a family bathroom.

Externally there is an enclosed rear garden and garage.

Entrance Door To:

Entrance Hall

Laminate wood flooring, storage cupboard, radiator, doors to:

Cloakroom

Low level w.c., wash hand basin, radiator, frosted double glazed window, tiled flooring.

Lounge

Irregular Shaped Room 16' 4" max x 13' 8" max (4.98m max x 4.17m)

Laminate wood flooring, double glazed French doors to garden, radiator, electric fireplace, double glazed window with shutters.

Kitchen / Diner

15' 9" max x 10' 2" max (4.80m max x 3.10m max)

Range of base and eye level units, wooden work surfaces, inset sink and drainer unit, integrated double oven + dishwasher + fridge/freezer, laminate flooring, dual aspect double glazed windows with shutters.

First Floor Accommodation

Landing

Carpet, built-in cupboard, doors to:

Bedroom One

Irregular Shaped Room 14' 6" max x 10' 7" max (4.42m max x 3.23m)

Carpet, built-in wardrobes, radiator, double glazed window, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, tiled walls and flooring, heated towel rail, mirror with light, spotlights, frosted double glazed window.

Bedroom Two

10' 1" x 8' 7" (3.07m x 2.62m)

Double glazed window, heated towel rail, carpet.

Bedroom Three

10' 5" max into door recess x 6' 9" max (3.17m max into door recess x 2.06m max)

Double glazed window, radiator, carpet.

Bathroom

Panel enclosed bath with shower head attachment, wash hand basin, low level w.c., part tiled walls, spotlights, mirror with light above, frosted double glazed window.

Outside

There is a low maintenance rear garden which is mainly laid to decking, all enclosed by fencing. Access gate.

There is a garage providing off road parking.



Ground Floor



First Floor

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.focalagent.com



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welcome to

Nayland Road, Mile End, Colchester

- Modern Semi Detached House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Garage
- Close To North Station

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

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120908 - 0002

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