



**Bromley Road, Colchester, CO4 3JF**



**welcome to**

**Bromley Road, Colchester**

Offered with *\*NO ONWARD CHAIN\** this *\*EXTENDED SEMI-DETACHED HOUSE\** provides *\*GENEROUS ACCOMMODATION THROUGHOUT\** with viewing highly recommended. Situated in *\*POPULAR RESIDENTIAL AREA\** the property is convenient *\*LOCAL SCHOOLS\**, various shops, bus services and the A12/A120.



### Entrance

The property is entered via the front door with obscure double glazed inset leading to:

### Entrance Hall

Obscure double glazed window to the front aspect, built-in cupboard (housing the gas and electric meters), radiator, stairs rising to the first floor and doors leading to;

### Living Room

12' 10" x 9' 8" max ( 3.91m x 2.95m max )

Double glazed window to the front aspect, chimney breast, radiator, picture rail and laminate flooring.

### Dining Room

12' 10" x 12' 2" max ( 3.91m x 3.71m max )

Double glazed sliding patio doors opening onto the rear garden, chimney breast, radiator, picture rail and laminate flooring.

### Kitchen

9' 10" x 9' 6" max ( 3.00m x 2.90m max )

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine, built-in understairs cupboard and an obscure double glazed door leading to:

### Inner Hallway

Part obscure double glazed doors to both sides (for access to the rear garden and courtyard area), double glazed windows to the rear and side aspects and doors leading to;

### Cloakroom

Obscure double glazed window to the side aspect and a low level WC.

### Shower Room

Shower quadrant with electric shower and adjustable shower head, pedestal wash hand basin with mixer, low level WC, wall-mounted electric heater, extractor fan and part tiled walls.

### Living Space

15' 4" x 9' 2" ( 4.67m x 2.79m )

Double glazed window to the side aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor cupboards and drawers, extractor fan, electric heater and a door leading to:

### Study

9' 2" x 7' 8" ( 2.79m x 2.34m )

Double glazed window to the rear and side aspects and an electric heater.

### First Floor Landing

Double glazed window to the side aspect, access to the loft, built-in cupboard (housing the Vaillant boiler), built-in airing cupboard (housing the water tank and shelving) and doors leading to;

### Bedroom One

12' 10" x 9' 8" max ( 3.91m x 2.95m max )

Double glazed window to the front aspect and a radiator.

### Bedroom Two

13' 4" into wardrobes x 12' max ( 4.06m into wardrobes x 3.66m max )

Double glazed window to the rear aspect, built-in wardrobes and a radiator.

### Bedroom Three

9' x 6' 8" ( 2.74m x 2.03m )

Double glazed window to the front aspect, built-in wardrobe and a radiator.

### Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath, wash hand basin, low level WC, Chrome heated towel rail, extractor fan and tiled walls.

### Self-Contained Annex

22'6 x 7'8 max

Accessed via the rear door with obscure double glazed insets, obscure double glazed window to the front aspect, skylight window, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor cupboards and drawers, gas cooker point, radiator, extractor fan and a door leading to:

### Bedroom / Lounge / Kitchen

22' 6" x 7' 8" max ( 6.86m x 2.34m max )

Accessed via the rear door with obscure double glazed insets, obscure double glazed window to the front aspect, skylight window, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor cupboards and drawers, gas cooker point, radiator, extractor fan and a door leading to:

### Shower Room

Obscure double glazed window to the rear aspect, shower quadrant with electric shower and adjustable shower head, pedestal wash hand basin with mixer tap, tiled splashbacks, low level WC, wall-mounted electric heater and part tiled walls.

### Rear Garden

The rear garden is partly laid to lawn with an artificial lawn and paved patio area.

### Parking

The driveway can be found to the front of the property providing off road parking.



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welcome to

## Bromley Road, Colchester

- Four Bedrooms
- Extended Semi-Detached House
- Three Reception Rooms
- Self Contained Annex
- Ground and First Floor Bathrooms

Tenure: Freehold EPC Rating: D

offers in excess of

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108674 - 0006

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