



Bromley Road, Colchester, CO4 3JF

welcome to

Bromley Road, Colchester

Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED COTTAGE is WELL-PRESENTED THROUGHOUT having undergone EXTENSIVE REFURBISHMENT making viewing absolutely essential. Situated in a SOUGHT-AFTER LOCATION the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



Entrance

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

Porch

Double glazed windows to both side aspects, laminate flooring and a door leading to:

Living Room

12' 10" x 11' 10" max (3.91m x 3.61m max)

Double glazed window to the front aspect, chimney breast, fireplace feature, radiator, inset spotlights, laminate flooring and open access to:

Dining Room

11' 4" x 6' 4" (3.45m x 1.93m)

Built-in understairs cupboard housing the Eco Compact boiler (installed 2025) and consumer unit (property rewired 2025), radiator, stairs rising to the first floor and open access to:

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m)

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, washing machine and fridge-freezer (both to remain), radiator, laminate flooring and open access to:

Inner Lobby

Part obscure double glazed side door to the side path and rear garden, laminate flooring and a door leading to:

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, adjustable shower head/mixer tap and waterfall shower head over, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

First Floor Landing

Doors leading to;

Bedroom One

13' 8" x 11' max (4.17m x 3.35m max)

Double glazed window to the front aspect, chimney breast, inset spotlights and a radiator.

Bedroom Two

10' 8" x 6' 10" max (3.25m x 2.08m max)

Double glazed window to the rear aspect, radiator and inset spotlights.

Rear Garden

The rear garden is mainly laid to lawn with various trees and shrubs, external tap and further access via the front gate and side path.

Agents Note

The property has undergone extensive refurbishment during 2025 including; new boiler/heating system, new electrics/re-wiring, new windows as well as re-rendering to the external walls.



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welcome to

Bromley Road, Colchester

- Two Double Bedrooms
- Stylish Semi-Detached Cottage
- High Quality Refurbishment Throughout
- Generous Lawned Rear Garden
- Much Sought-After Location

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

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109449 - 0006

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.

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