

Mayfield Close, COLCHESTER, CO4 0QL

welcome to

Mayfield Close, COLCHESTER

Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED BUNGALOW is particularly WELL-PRESENTED THROUGHOUT with early viewing highly recommended. Situated in a SOUGHT-AFTER CUL-DE-SAC on the ever-popular ST JOHNS ESTATE the property is ideal for LOCAL SHOPS, bus services and the A12/A120.













Entrance

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

Hallway

Access to the loft, built-in cupboard (housing the boiler with gas and electric meters), radiator and doors leading to;

Bedroom One

14' \times 10' (4.27m \times 3.05m) Double glazed window to the rear aspect and a radiator.

Bedroom Two

10' 10" \times 10' (3.30m \times 3.05m) Double glazed window to the front aspect and a radiator.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head/mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan and part tiled walls.

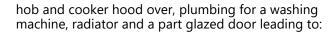
Living Room

17' 10" x 11' 8" max (5.44m x 3.56m max) Double glazed window to the front aspect, chimney breast with fireplace feature, two radiators, dado rail and a door leading to:

Kitchen

10' x 10' (3.05m x 3.05m)

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, grey high-gloss wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring electric



Conservatory

16' 2" x 9' 6" (4.93m x 2.90m) Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects and a radiator.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear and sides, two wooden sheds, double power points and further access via the front gate and side path.

Front Garden

The front garden is mainly laid to lawn with a pathway leading to the front door.

Parking

The driveway can be found to the side of the property providing off road parking for a number of vehicles.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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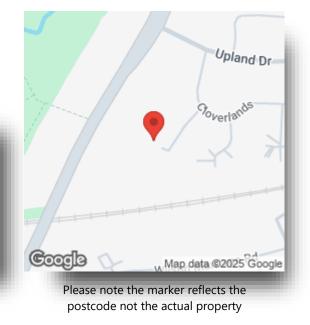
- Two Bedrooms
- Semi-Detached Bungalow
- High-Gloss Kitchen
- Modern Bathroom
- Front and Rear Gardens

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

£325,000







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Property Ref: CSJ109478 - 0002 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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