



Bromley Road, Colchester, CO4 3JF

welcome to

Bromley Road, Colchester

Offered with NO ONWARD CHAIN this EXCEPTIONAL DETACHED HOUSE provides SUBSTANTIAL ACCOMMODATION with the potential to make the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL AREA 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 inset leading to:

Porch

Double glazed window to the side aspect, tiled flooring and a part glazed multi-paned door leading to:

Entrance Hall

Radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Kitchen

13' 6" x 7' 6" (4.11m x 2.29m)
Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards and drawers, integral fridge and freezer, plumbing for a washing machine and dishwasher, gas cooker point, inset spotlights and Amtico flooring.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer tap and cupboard under, built-in understairs cupboard, radiator, inset spotlights, laminate flooring and a door leading to:

Utility Room

8' 6" x 8' 6" (2.59m x 2.59m)
Door to the garage, wall mounted cupboards, worktop, plumbing for a washing machine and a wall-mounted Ideal boiler.

L-Shaped Lounge / Dining Room

20' 6" x 15' 6" max (6.25m x 4.72m max)
Double glazed window to the rear aspect, gas fireplace feature, radiator, tiled flooring and double glazed French doors leading to:

Conservatory

11' 8" x 9' 8" (3.56m x 2.95m)
Double glazed French doors opening onto the rear garden, double glazed windows to the rear and both side aspects and laminate flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft (with a loft ladder), built-in airing cupboard (housing the water tank with shelving), spindled banister, laminate flooring and doors leading to;

Bedroom One

13' 10" x 10' 2" (4.22m x 3.10m)
Double glazed window to the front aspect, radiator, inset spotlights, laminate flooring and a door leading to:

En-Suite Bathroom

Obscure double glazed window to the front aspect, bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, shaver point, tiled walls and laminate flooring.

Bedroom Two

12' 2" x 10' 6" max (3.71m x 3.20m max)
Double glazed window to the rear aspect, radiator and laminate flooring.

Bedroom Three

12' 2" x 10' 2" max (3.71m x 3.10m max)
Double glazed window to the rear aspect, radiator and laminate flooring.

Family Bathroom / Shower Room

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, shower cubicle with shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, radiator, shaver point, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly paved with a raised flower bed, external tap and further access to both sides via the front gates and side pathways.

Garage / Storage Area

11' 4" x 8' 6" (3.45m x 2.59m)
Up and over door to the front with power and lighting connected.

Parking

The substantial block paved driveway can be found to the front of the property providing off road parking for several vehicles.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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welcome to

Bromley Road, Colchester

- Three Double Bedrooms
- Detached Family House
- L-Shaped Lounge/Dining Room
- Conservatory
- En-Suite to the Master Bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£350,000



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Property Ref:
CSJ109550 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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