



Appleton Mews, Colchester, CO4 5ZQ

welcome to

Appleton Mews, Colchester

This excellent MID-TERRACE HOUSE is well presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in this SOUGHT-AFTER AREA the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester General Hospital and the A12/A120. Viewing is highly recommended.



Entrance

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

Hallway

Radiator, tiled flooring, stairs rising to the first floor and a door leading to:

Living Room

Double glazed window to front aspect, built-in understairs cupboard, laminate flooring and a door leading to:

Kitchen / Breakfast Room

Double glazed window to the rear aspect, single sink with mixer tap inset to the quartz worktop incorporating the drainer and splashback, breakfast bar, range of wall and floor mounted matching cupboards and drawers (housing the Baxi boiler - installed Oct 2021), wine rack, integral fridge and freezer, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, radiator, tiled flooring, door with obscure double glazed insets opening onto the rear garden and a door leading to:

Cloakroom

Obscure double glazed window to the rear aspect, low level WC, corner sink, tiled splashbacks, radiator and tiled flooring.

First Floor Landing

Access to the loft (boarded with lighting and a loft ladder) and doors leading to;

Bedroom One

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

Bedroom Two

Two double glazed windows to the front aspect, built-in wardrobe, radiator and laminate flooring.

Bathroom

Enclosed panel bath with mixer tap/adjustable shower and waterfall shower head over, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, shaver point and part tiled walls.

Rear Garden

The garden is mainly laid with flagstone paving, an artificial lawn, wooden shed, external tap, external lighting, power available to the rear of the garden and a side gate to the rear (for access to the parking area).

Parking

There is an allocated parking space available in the car parking area (with access adjacent to 19 Appleton Mews) as well unrestricted parking to the front of the property.



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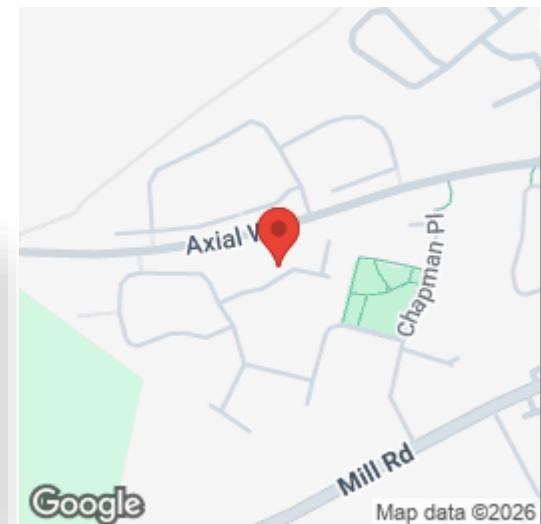
- Two Double Bedrooms
- Modern Mid Terrace House
- Contemporary Kitchen/Breakfast Room
- Family Bathroom and Cloakroom
- Attractive Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£290,000-£300,000



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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.



Property Ref:
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