



**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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## Appleton Mews, Colchester

- 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109835 - 0008

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