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## 3 Bedroom End of Terrace House located in Colchester.

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# Mill Road Colchester CO4 5AL



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850  
sq ft

## £350,000

## FULL DESCRIPTION

### OVERVIEW

We are pleased to offer this three bedroom semi detached house in a popular location in North East Colchester WITH NO ONWARD CHAIN. Offering catchment of the sought after Gilbert School plus nearby access to the A12, Train Station and hospital, this home is perfectly located. Viewing advised

### GROUND FLOOR

#### KITCHEN

**12' 7" x 8' 7" (3.84m x 2.62m)**

Window to front aspect. Fitted wall and base units with gas hob, extractor, mid-height double oven plus space for a fridge freezer and washing machine

#### CLOAKROOM

**5' 6" x 3' 1" (1.68m x 0.94m)**

Wash basin and WC

#### LOUNGE / DINER

**16' 6" x 15' 9" (5.03m x 4.8m)**

This large and versatile room benefits from a storage cupboard and double doors to conservatory.

#### CONSERVATORY

**16' 2" x 9' 10" (4.93m x 3m)**

Two sets of door to rear garden.

### FIRST FLOOR

#### BEDROOM ONE

**12' 4" x 11' 5" (3.76m x 3.48m)**

Window to front aspect. Built in wardrobe with sliding doors and an additional half height cupboard plus access to en-suite

#### ENSUITE

**5' 3" x 5' 1" (1.6m x 1.55m)**

Window to front aspect. Corner shower unit, wash basin and WC

#### BEDROOM TWO

**12' 4" x 9' 1" (3.76m x 2.77m)**

L-Shaped room with window to rear aspect

#### BEDROOM THREE

**11' 9" x 6' 4" (3.58m x 1.93m)**

Window to rear aspect

#### BATHROOM

**6' 0" x 5' 5" (1.83m x 1.65m)**

Window to side aspect, bath with shower over, wash basin and WC

#### OUTSIDE

The house benefits from a low maintenance rear garden with shed and access gate to rear passage. Behind the property there is allocated parking in a covered car port

### AGENTS NOTE

Service charge is £289.32 per year









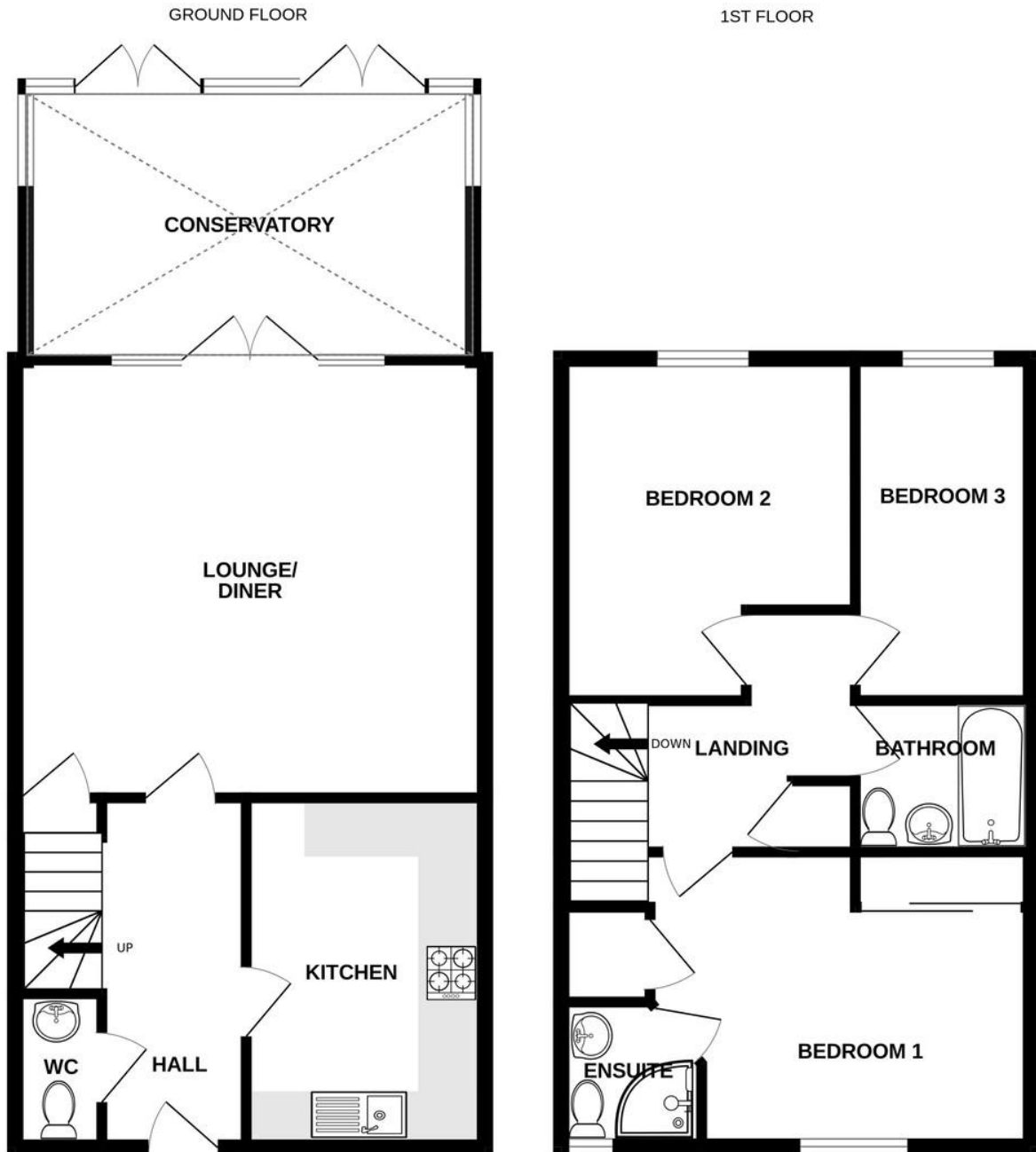


**Mill Road, Colchester CO4 5AL**





# FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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