

Bromley Road, Colchester

Situated in a prominent position, within striking distance of Colchester's town centre, is this spacious 4 bedroom family home. With a generously sized living/dining room, there is ample space for entertaining. There is also direct access onto the sunny garden via double doors from the reception room. The kitchen is well presented and spacious. There are two large bedrooms and a family bathroom on the ground floor as well as two further bedrooms upstairs. The house also benefits from having off-street parking for four vehicles.

Guide price £425,000

Bromley Road

Colchester, CO4



- New boiler under warranty
- New granite kitchen worktops
- New solar panel system
- New sewage treatment plant (5 year warranty)
- Countryside views and walks
- Price includes aircon and cctv
- Recently decorated throughout
- Recently refurbished ensuite
- Double glazed throughout
- Guide Price - £425,000 - £450,000

The Property

This is an attractive and spacious, 4 bedroom, detached family home. The house occupies a generous plot with a large entertaining space in the open-plan feel living/dining room. This room is both light and spacious and opens up directly onto the garden with double doors. Adjacent, there is the kitchen which is of a good size, with tiled flooring, wooden cabinetry and ample worktop space.

There are two large double bedrooms on the ground floor, one that boasts a beautifully presented ensuite bathroom. There is also a second family bathroom with a bath. Upstairs, there are a further two bedrooms.

The Outside

As well as off-street parking for 4 cars, there is a sunny garden with a beautifully presented courtyard area that is perfect for outside dining/entertaining in the summer months. There are also attractive plants and mature trees framing the garden. The property also benefits from an outbuilding with both power and water, the outbuilding is currently being used as a utility room.

The Area

Within easy reach of Colchester's town centre, this house is within striking distance of the many eateries, bars and shops that Colchester has to offer. There are plentiful bus routes, and the rail station is only a short drive away where there are trains to London. Within the close vicinity, there are good nursery schools, primary schools and secondary schools. A short drive away and there are ample countryside walks and quaint towns and villages to explore.

Further Information

Tenure - Freehold

Council tax band - Colchester Band D

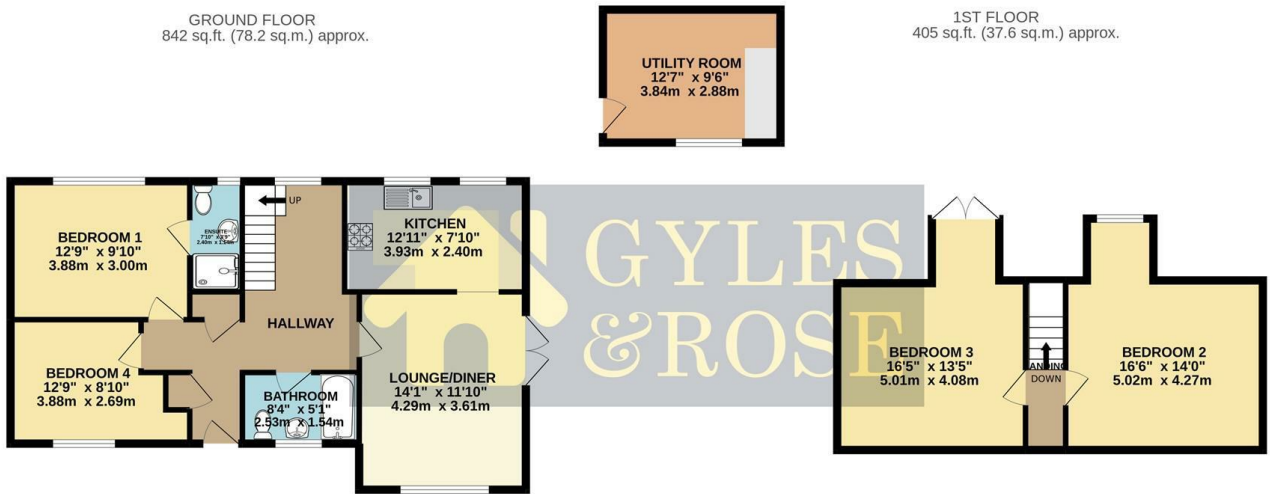
Property Construction - Brick

Mains Water, Electric and Gas

Sewage treatment plant



Floor Plan



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	88		
<p>Key: energy efficient - lower running costs</p> <p>(82-91) A</p> <p>(61-81) B</p> <p>(50-60) C</p> <p>(39-49) D</p> <p>(29-38) E</p> <p>(17-28) F</p> <p>(1-16) G</p> <p>Not energy efficient - higher running costs</p>		<p>Key: environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(61-80) B</p> <p>(41-60) C</p> <p>(21-40) D</p> <p>(1-20) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	