



NP NICHOLAS
PERCIVAL

For Sale. 110 Dale Close
Stanway, Colchester, Essex CO3 0FG

Incorporating **BS** BIRCHALL
STEEL



Offered with No Onward Chain, is this two bedroom home located in the popular Stanway area of Colchester.

The property provides the new owners the opportunity to enhance the existing dwelling to suit their own requirements and tastes. The property also benefits from a garage and parking.

Tenure Freehold | Council Tax Band C | Gas Central Heating | EPC C

The Property

The property opens to the spacious sitting room leading through to the kitchen / breakfast room at the rear. The kitchen offers space for a washing machine and under counter freestanding fridge and the cooker will remain at the property once sold. Ample storage is provided by a good array of cupboards and drawers and there is sufficient space for a table and chairs.

Ascending the stairs to the first floor the principal bedroom is to the front of the property and there is a spacious single located at the rear. The family bathroom completes the internal accommodation featuring a bath with shower screen and shower head attachment, hand basin set within a vanity unit and wc.

Outside

Adjacent to the rear of the property there is a patio area that makes the most of the southerly facing garden providing an ideal spot for the entertainment of family and friends. The garden is laid to lawn, and there is gated access to the rear.

The property benefits from a garage and parking space.

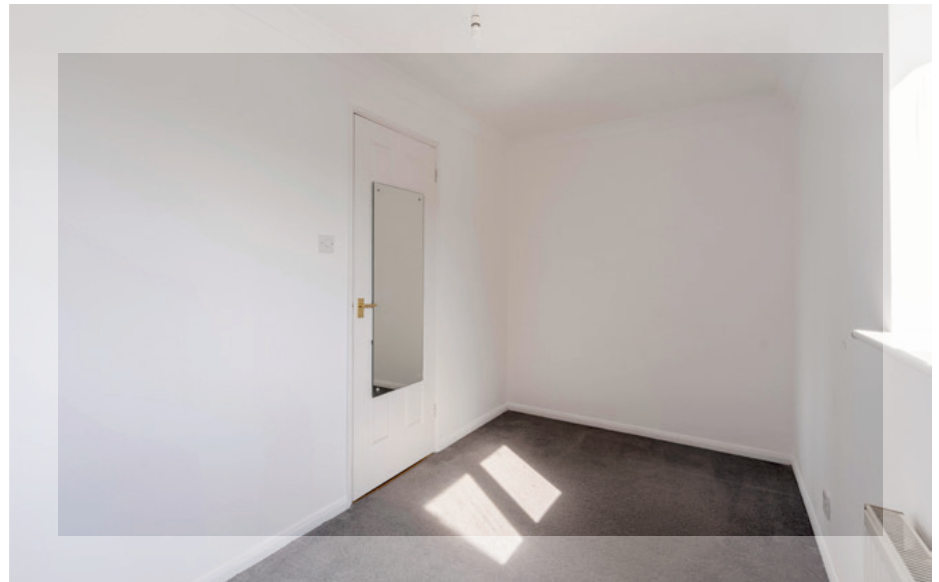
Location

Stanway is a thriving suburb of Colchester, popular with families for its excellent schools, parks and easy access to both countryside and city life. Nearby, you'll find an array of local shops, cafés and restaurants, along with larger retail parks for everyday convenience.

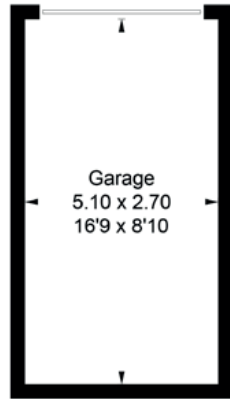
The vibrant city centre of Colchester is just a short drive away, offering historic charm, cultural attractions, and with beautiful countryside walks on your doorstep, the coast within easy reach, Stanway offers the perfect balance between modern living and a relaxed, community-focused lifestyle.

Transport connections are first rate, the A12, A1124 and A120 are all easily reached and the mainline railway station of Marks Tey provides access to London Liverpool Street station in around 50 minutes.



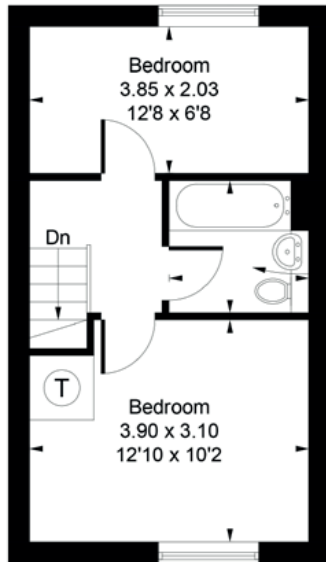
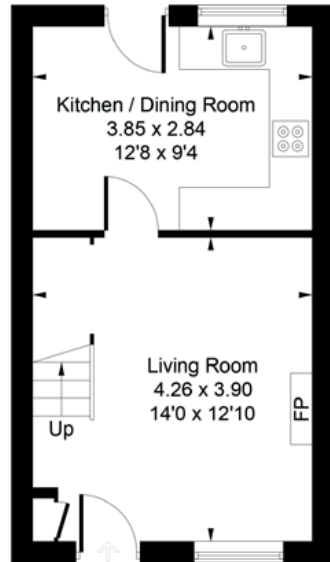


Garage



Approximate Gross Internal Area
= 607 sq ft / 56.4 sq m

Garage = 148 sq ft / 13.8 sq m
Total = 755 sq ft / 70.2 sq m



1.95 x 1.88
6'5 x 6'2



Agents Notes:

Please Note The Gas Fire in The Sitting Room Does Not Work

Restrictive Covenants Apply

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website: <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position. Other charges such as solicitors' fees and removal costs will also need to be considered.

Viewing is strictly by appointment with the Sole Selling Agents.

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk
Sara Wilson | SWilson@nicholaspercival.co.uk
Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.