



Nayland Road, Mile End, Colchester, CO4 5ET



welcome to

Nayland Road, Mile End, Colchester

This two bedroom older style end of terrace house is situated in Mile End, on the north side of Colchester, offering excellent access to the A12, local shops, amenities, schools and general hospital. The property is also located around 1.3 miles from North Station with direct links to London.



This lovely bay fronted end of terrace house is ideally situated for access to amenities and transport links. The property benefits from spacious and well presented accommodation, as well as a generous rear garden, garage and parking.

Entrance Door To:

Living Room

Double glazed bay window to front, open fireplace, laminate flooring, radiator, door to:

Inner Lobby

With stairs to first floor, obscure double glazed window to side and door to:

Dining Room

Double glazed window to rear, laminate wood flooring, open fireplace, under-stairs recess, storage cupboard, radiator, door to:

Kitchen / Breakfast Room

Range of matching base and eye level units, work surfaces, inset black composite sink and drainer unit with mixer tap, free standing double oven, inset hob, space for appliances, tiled floor - underfloor heating, radiator, double glazed windows to rear and side and double doors to rear and side. Willing to sell appliances and white goods.

First Floor Accommodation

Landing

Doors to:

Bedroom One

Two double glazed windows to front, radiator, loft access, cupboard.

Bedroom Two

Double glazed window to rear, radiator, door to:

Bathroom

White suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level w.c., radiator, laminate floor, part tiled walls, built-in cupboard housing gas boiler, obscure double glazed window to rear.

Outside

The front courtyard area is enclosed by low retaining wall with side access to the rear.

There is a generous rear garden which is mainly laid to lawn with flower and shrub borders, patio area and outside tap, all enclosed.

There is a private driveway to the rear leading to Detached Garage with parking space for a small car.



Total floor area 79.6 m² (857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Nayland Road, Mile End Colchester

- End of Terrace House
- Two Reception Rooms
- Two Double Bedrooms
- First Floor Family Bathroom
- Generous Rear Garden
- Garage & Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121718



Property Ref:
CCS121718 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk