NICHOLAS PERCIVAL

For Sale. 112 Braiswick

Colchester, Essex CO4 5BG

Incorporating BIRCHALL STEEL











112 Braiswick, Colchester, Essex CO4 5BG

Offered with no onward chain and enjoying a corner plot is this spacious chalet bungalow located in the desirable residential location of Braiswick, which provides very easy access into the historic city of Colchester as well as the surrounding rolling hills of the North Essex / South Suffolk countryside.

The accommodation on offer includes two double bedrooms (one on each floor), two bathrooms (again one on each floor), with potential bedroom 3/home office on the first floor. Sitting room, dining room, kitchen, conservatory, double detached garage with superb space above with potential for gym/home office or similar, with ample driveway parking.

The property provides the new owners with the opportunity to enhance and update the existing dwelling to suit their own requirements and tastes.









The Property

The property opens to a spacious entrance hall allowing access to the triple aspect sitting room with gas fire and French doors. To the rear of the sitting room is the kitchen which features an integrated ‘Stoves’ cooker with gas hob. Space is provided for a free-standing dishwasher, fridge-freezer and washing machine. Ample storage is provided by a good array of cupboards and drawers, supplemented by a very useful larder / pantry.

The dining room comfortably caters for the entertainment of family & friends, whilst providing access to the conservatory beyond. The property offers great practicality, with both a ground floor dual aspect double bedroom and ground floor bathroom.

Ascending the stairs to the first floor the principal bedroom benefits from built in wardrobes and storage. The main bathroom is also located on the first floor, with corner bath, pedestal basin, heated towel rail and wc.

The internal accommodation is completed by a versatile attic room that provides a range of potential uses, whether that be a work from home study, a hobby or games room or even a gym.

Outside

To the front of the property there is a block paved driveway, with gated access leading through to a detached double garage with electronic door. The garage also benefits from a loft room accessed via a drop down ladder.

Adjacent to the garage is a useful outbuilding which may be used as a utility room, workshop or storage as required. The garden features a range of mature plants, beds and borders.


112 Braiswick





Living in Braiswick

The property is conveniently located in the sought-after area of Braiswick and is within walking distance of Colchester train station with journey times to London being under one hour, and close to the popular Colchester Golf Club.

The A12 is easily accessed as is the attractive Dedham Vale and Stour Valley offering ample opportunities to relax and enjoy the beautiful rolling countryside of North Essex and South Suffolk.

The city of Colchester itself benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

Agents Notes

Tenure Freehold | Gas Central Heating | Solar Panels | EPC C | Council Tax Band E

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website

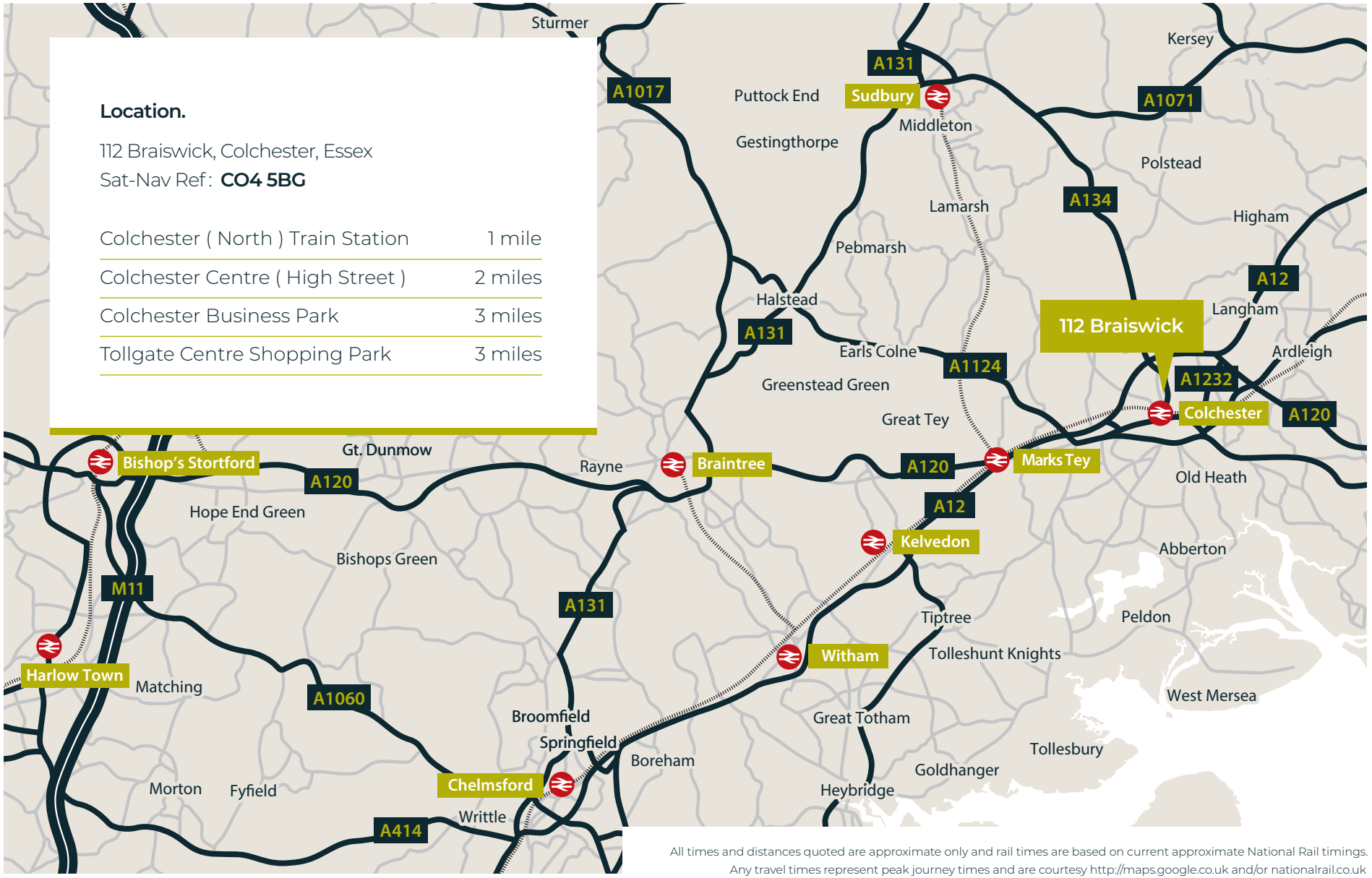
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.

Location.

112 Braiswick, Colchester, Essex
Sat-Nav Ref : **CO4 5BG**

Colchester (North) Train Station	1 mile
Colchester Centre (High Street)	2 miles
Colchester Business Park	3 miles
Tollgate Centre Shopping Park	3 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy http://maps.google.co.uk and/or nationalrail.co.uk







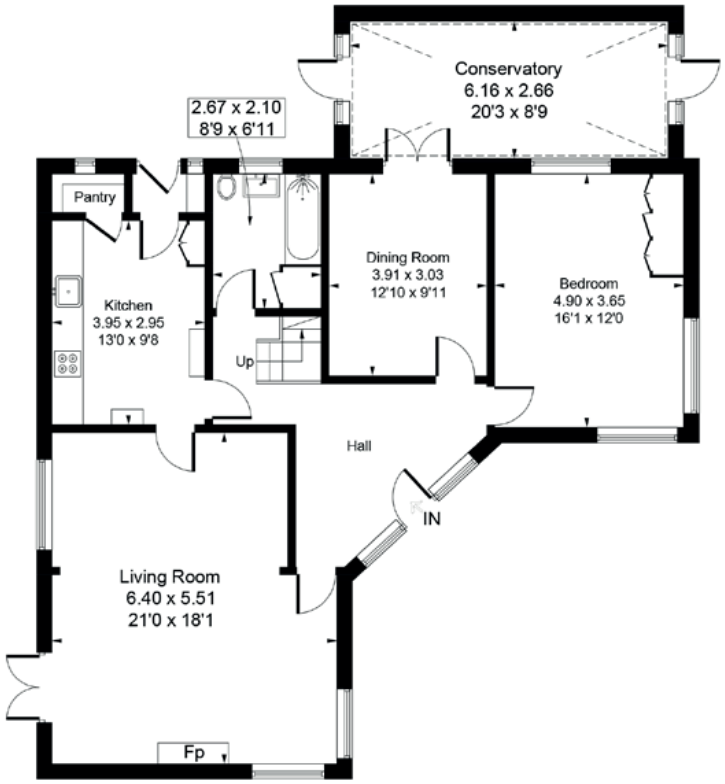




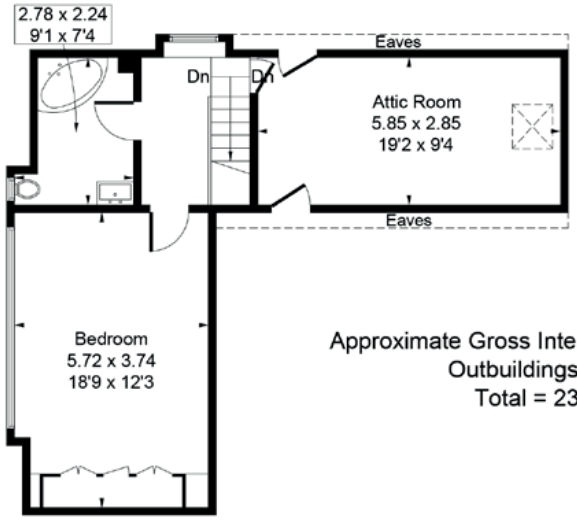






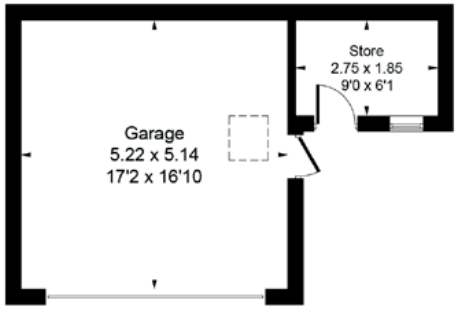


Ground Floor

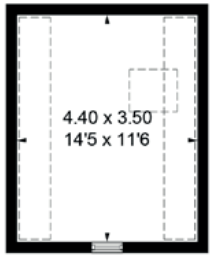


First Floor

Approximate Gross Internal Area = 1822 sq ft / 169.3 sq m
Outbuildings = 514 sq ft / 47.8 sq m
Total = 2337 sq ft / 217.1 sq m



Outbuilding - Ground Floor



Outbuilding - First Floor

(Not Shown In Actual Location / Orientation)

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Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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