



Mersea Road, Blackheath, Colchester, CO2 0BX

welcome to

,Mersea Road, Blackheath, Colchester

This spacious semi detached family home is situated on the south side of Colchester offering excellent access to local amenities, the city centre and Colchester town train station. The property benefits from ample living accommodation, as well as large rear garden and ample parking.



Early viewing is strongly advised of this bay fronted semi detached house offering spacious accommodation and good access to amenities and transport links.

Ground floor accommodation comprises hallway, cloakroom, sitting room, open plan lounge/dining room and kitchen.

The first floor offers 21 ft master bedroom with en suite bathroom, two further bedrooms and a family shower room.

Externally there is a large well maintained rear garden providing the perfect place to entertain and relax, driveway providing ample off street parking and garage.

Entrance Door To:

Entrance Hall

Radiator, carpet, stairs to first floor, built-in cupboard, doors to:

Cloakroom

Low level w.c., wash hand basin, tiled floor.

Sitting Room

13' 1" + bay recess x 12' 1" max (3.99m + bay recess x 3.68m max)
Upvc double glazed window, carpet, radiator.

Living Area

12' 2" x 10' 6" + door recess (3.71m x 3.20m + door recess)
Carpet, radiator, feature fireplace, opening to:

Dining Area

10' 6" x 9' 2" (3.20m x 2.79m)
Upvc double glazed sliding doors to rear, radiator, carpet.

Kitchen

19' max x 7' 6" max (5.79m max x 2.29m max)
Upvc double glazed sliding doors to rear and upvc double glazed window to side, range of base and eye level units, roll top work surfaces, inset sink and drainer unit, built-in oven, inset hob with extractor over, boiler, tiled floor, space for appliances.

First Floor Accommodation

Landing

Carpet, upvc double glazed window to side, loft access, doors to:

Bedroom One

21' 11" max x 10' 6" + door recess (6.68m max x 3.20m + door recess)
Upvc double glazed window to rear, radiator, carpet, built-in cupboard, door to:

En Suite Bathroom

Four piece suite comprising panel enclosed bath, shower cubicle, low level w.c. and wash hand basin, heated towel rail, fully tiled, upvc double glazed window to rear.

Bedroom Two

13' 1" max x 12' max (3.99m max x 3.66m max)
Upvc double glazed window to front, radiator, carpet.

Bedroom Three

8' 1" x 7' 11" (2.46m x 2.41m)
Upvc double glazed window to side, radiator, carpet.

Shower Room

Double shower cubicle, low level w.c. and wash hand basin set into vanity unit, tiled walls and flooring, radiator, upvc double glazed window to front.

Outside

There is a driveway providing off road parking and giving access to the Garage.

The property benefits from a LARGE REAR GARDEN which is mainly laid to lawn with various sections, mature shrubs and patio area, all enclosed by panel fencing and hedging.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly



view this property online williamhbrown.co.uk/Property/CCS121189



welcome to

Mersea Road, Blackheath, Colchester

- Bay Fronted Semi Detached House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Large Master Bedroom With En Suite Bathroom
- Two Further Bedrooms
- Family Shower Room
- Ample Parking & Garage
- Large Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121189



Property Ref:
CCS121189 - 0002

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