BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

Nayland Road, Colchester, CO4 5EW

Guide price £325,000

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Some More Information

The front lounge has plenty of character, with an exposed brick hearth, substantial timber mantel and log burner forming the focal point of the room. A large front window provides good natural light, while the current layout demonstrates there is still comfortable space for a full-size sofa and additional furniture.

Behind this is a separate dining room, giving the house a genuine second reception space. A further period-style fireplace remains in place, with the staircase rising from this room and useful space beneath.

Continuing towards the rear, the galley-style kitchen is fitted with shaker-style cabinetry, timber work surfaces and a ceramic butler sink. Integrated AEG cooking appliances sit alongside an induction hob and extractor, with tiled splashbacks and patterned flooring completing the space. A side door provides direct access outside.

Positioned beyond the kitchen, the ground-floor bathroom has been finished in keeping with the character of the house. A freestanding roll-top bath has a rainfall shower over and glazed screen, complemented by a high-level cistern WC, pedestal wash basin, metro tiling, patterned flooring and heated towel rail. Both the bathroom and w.c benefit from underfloor heating.

Upstairs, the principal bedroom occupies the front of the house and provides a comfortable main bedroom with built-in storage. Two further bedrooms sit towards the rear, while a separate first-floor WC with wash basin is a particularly useful addition.

Externally

The west-facing rear garden is one of the property's standout features, extending a considerable distance behind the house and providing far more than simply a courtyard-style outside space.

A paved seating area immediately behind the property provides room for outdoor furniture before the garden continues onto a long lawn, with established planting and mature trees adding interest further down.

Towards the far end is additional garden storage, beyond which double gates provide access to an off-road parking area. Vehicular access is approached from the private lane off Fords Lane, allowing parking away from Nayland Road.

As an end-of-terrace, the property also benefits from gated pedestrian access alongside the house.

Location

Nayland Road is situated in Mile End, on the northern side of Colchester, with good access to Colchester North railway station, Colchester General Hospital, the city centre and the A12.

For families, Myland Community Primary School is a well-established local primary, while The Trinity School provides a secondary school within Mile End itself. The Gilberd School is another secondary option in North Colchester, with Colchester County High School for Girls and Colchester Royal Grammar School also located within the wider city.

Colchester North railway station provides direct mainline services towards Chelmsford and London Liverpool Street, while local bus routes connect Mile End with the station and Colchester City Centre.

Everyday amenities are available locally, with Turner Rise Retail Park also within easy reach for supermarket and retail facilities. A wider choice of shopping, restaurants and leisure facilities can be found in Colchester City Centre.

For road travel, the A12 is readily accessible, providing connections south towards Chelmsford and the M25 and north towards Ipswich. Mile End Recreation Ground and other open spaces across North Colchester provide further options for recreation close to home.

Living Room

12'2" x 10'9" (3.71m x 3.30m)

Dining Room

14'4" x 10'9" (4.37m x 3.28m)

Kitchen
11'10" x 6'7" (3.61m x 2.03m)

Bathroom

Bedroom One
11'10" x 10'4" (3.61m x 3.15m)

W/C

Bedroom Two
12'0" x 6'9" (3.68m x 2.08m)

Bedroom Three
8'0" x 7'4" (2.46m x 2.24m)

Services
Council Tax Band – B
Local Authority – Colchester City Council
Tenure – Freehold
EPC – D

*Mains Electric
*Mains Gas
*Mains Water
*Mains Drainage

Broadband Availability - Ultrafast Broadband Available with speeds up to 10,000mbps Nexfibre, Openreach, Truespeed (details obtained from Ofcom Mobile and Broadband Checker) – Sept 2026.

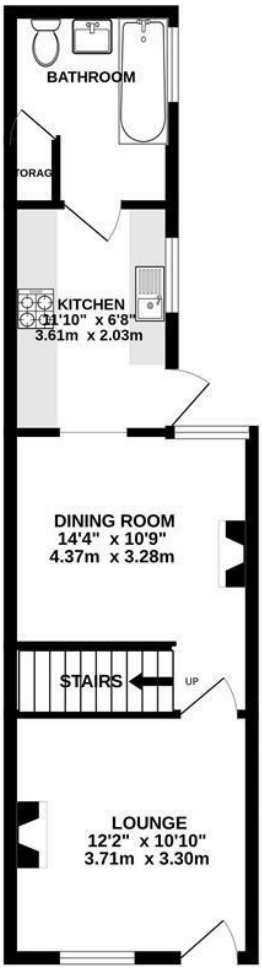
Mobile Coverage - It is understood that the mobile phone service is available from EE (details obtained from Ofcom Mobile and Broadband Checker) - Sept 2026.

Flooding from Surface Water – Very Low
Flooding from Rivers and Sea - Very Low Risk
Flooding from Reservoirs Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - September 2026

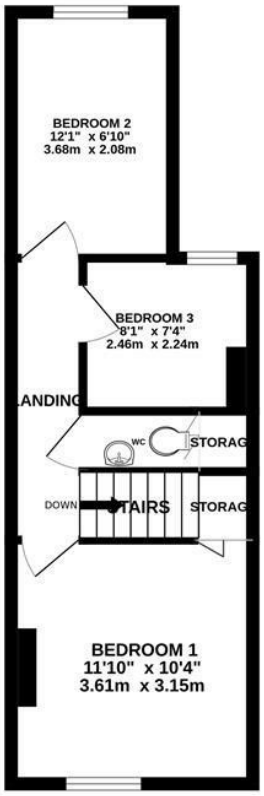
Number 74 Nayland Road has right of way across the rear of the property to Nayland Road.

Agents Note
Some photographs in this listing may have been enhanced or edited using AI. Images are provided for marketing purposes and should be viewed alongside an in-person inspection of the property. No editing is intended to alter the property's layout, size, permanent features or condition.

GROUND FLOOR



1ST FLOOR



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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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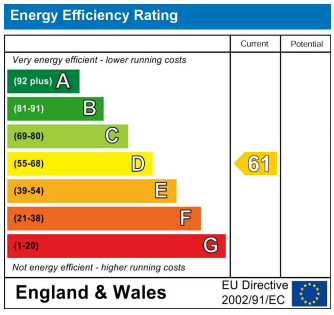

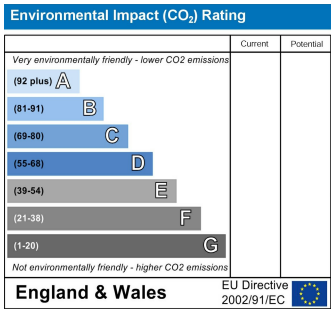

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The Property Ombudsman