



**Bromley Road, Colchester, CO4 3JF**



**welcome to**

**Bromley Road, Colchester**

Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED COTTAGE is WELL-PRESENTED THROUGHOUT having undergone EXTENSIVE REFURBISHMENT making viewing absolutely essential. Situated in a SOUGHT-AFTER LOCATION the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



### **Entrance**

The property is entered via the front door with double glazed insets leading to:

### **Porch**

Double glazed windows to both side aspects, laminate flooring and a door leading to:

### **Living Room**

12' 10" x 11' 10" max ( 3.91m x 3.61m max )

Double glazed window to the front aspect, chimney breast, fireplace feature, radiator, inset spotlights, laminate flooring and open access to:

### **Dining Room**

11' 4" x 6' 4" ( 3.45m x 1.93m )

Built-in understairs cupboard housing the Eco Compact boiler (installed 2025) and consumer unit (property rewired 2025), radiator, stairs rising to the first floor and open access to:

### **Kitchen**

9' 8" x 7' 2" ( 2.95m x 2.18m )

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, washing machine and fridge-freezer (both to remain), radiator, laminate flooring and open access to:

### **Inner Lobby**

Part obscure double glazed side door to the side path and rear garden, laminate flooring and a door leading to:

### **Bathroom**

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, adjustable shower head/mixer tap and waterfall shower head over, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

### **First Floor Landing**

Doors leading to;

### **Bedroom One**

13' 8" x 11' max ( 4.17m x 3.35m max )

Double glazed window to the front aspect, chimney breast, inset spotlights and a radiator.

### **Bedroom Two**

10' 8" x 6' 10" max ( 3.25m x 2.08m max )

Double glazed window to the rear aspect, radiator and inset spotlights.

### **Rear Garden**

The rear garden is mainly laid to lawn with various trees and shrubs, external tap and further access via the front gate and side path.

### **Agents Note**

The property has undergone extensive refurbishment during 2025 including; new boiler/heating system, new electrics/re-wiring, new windows as well as re-rendering to the external walls.



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welcome to

## Bromley Road, Colchester

- Two Double Bedrooms
- Stylish Semi-Detached Cottage
- High Quality Refurbishment Throughout
- Generous Lawned Rear Garden
- Much Sought-After Location

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

offers in excess of

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109449 - 0007

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