

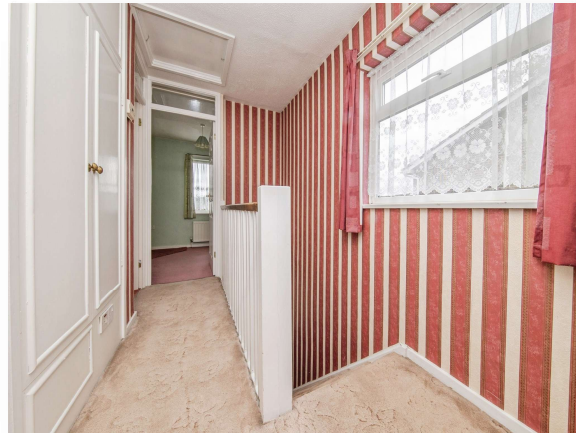


Bedford Road, Mile End, COLCHESTER, CO4 5LS

welcome to

Bedford Road, Mile End, COLCHESTER

Offered with NO ONWARD CHAIN this charming SEMI-DETACHED HOUSE offers the POTENTIAL TO MAKE THE PERFECT FAMILY HOME. Situated in a POPULAR LOCATION the property is ideal for LOCAL SCHOOLS, Colchester North Station, COLCHESTER GENERAL HOSPITAL and the A12/A120.



Entrance

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

Entrance Hall

Obscure double glazed window to the front aspect, built-in understairs cupboard, radiator, stairs rising to the first floor and multipaned doors leading to;

Lounge / Dining Room

Double glazed sliding patio doors opening onto the rear garden, full-length double glazed window to the front aspect, two radiators and a serving hatch (from the kitchen).

Kitchen

Double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the work top, tiled splashbacks, wall and floor mounted matching cupboards and drawers, gas cooker point, plumbing for a washing machine and slimline dishwasher, built-in understairs cupboard, a serving hatch (to the lounge/dining room), tiled flooring and a part glazed multipaned side door leading to:

Inner Passageway

Inner Passageway Obscure glazed doors to the front and rear providing independent access to the rear garden and rear entrance door.

First Floor Landing

Double glazed window to the side aspect, access to the loft, built-in airing cupboard (housing the water tank with shelving) and doors leading to;

Bedroom One

Double glazed window to the front aspect, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bedroom Three

Double glazed window to the front aspect, built-in cupboard (housing the Baxi boiler) and a radiator.

Shower Room

Obscure double glazed window to the rear aspect, shower cubicle with adjustable shower head and mixer-tap, pedestal wash hand basin with mixer-tap, radiator, extractor fan and part tiled walls.

Separate Wc

Obscure double glazed window to the side aspect, low level WC and a radiator.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear and sides and an external tap.

Garage

Up-and-over door to the front, part obscure glazed door to the rear with power and lighting connected.

Parking

The driveway can be found to the front of the property proving off road parking.



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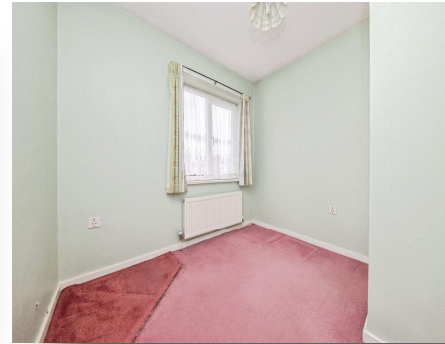
welcome to

Bedford Road, Mile End COLCHESTER

- Three Bedrooms
- Semi-Detached Family House
- Lounge/Dining Room
- First Floor Shower Room
- Attractive Rear Garden

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

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109986



Property Ref:
CSJ109986 - 0015

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 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk