



Nayland Road, Mile End, Colchester, CO4 5EN

welcome to

Nayland Road, Mile End Colchester

This semi detached house is situated on the north side of Colchester offering good access to the A12, North Station, local amenities, schools and general hospital.



Early viewing is advised of this well presented semi detached character home offering excellent access to amenities and transport links.

Ground floor accommodation comprises entrance hall, lounge, separate dining room, kitchen and breakfast area.

The first floor offers three bedrooms and a family bathroom.

Externally there is off road parking and a generous enclosed rear garden.

Side Entrance Door To:

Entrance Hall

Stairs to first floor, doors to:

Lounge

Upvc double glazed window to front, radiator, carpet, feature brick fireplace with inset wood burner.

Dining Room

Upvc double glazed window to rear, radiator, feature fireplace, laminate wood flooring, leading to:

Kitchen

Upvc double glazed window and door to side, range of matching base and eye level units, roll top work surfaces, inset sink unit, spaces for oven + dishwasher + washing machine, inset gas hob with extractor over, tiled floor, boiler. opening to:

Breakfast Area

Upvc double glazed window to rear, radiator, tiled floor.

First Floor Accommodation

Landing

Carpet, loft access, doors to:

Bedroom One

Upvc double glazed window, radiator, carpet, built-in wardrobe cupboards.

Bedroom Two

Upvc double glazed window to rear, radiator, carpet.

Bedroom Three

Upvc double glazed window to rear, radiator, carpet.

Bathroom

Upvc double glazed window to side, radiator, panel enclosed bath, low level w.c., wash hand basin.

Outside

The property benefits from paved driveway providing off road parking.

There is a generous rear garden which is laid to lawn with patio area, all enclosed by panel fencing.



Total floor area 79.6 m² (857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Nayland Road, Mile End, Colchester

- Semi Detached House
- Two Reception Rooms
- Kitchen & Breakfast Area
- Three Bedrooms
- Family Bathroom
- Off Road Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£325.000



view this property online williamhbrown.co.uk/Property/CCS121193

directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property



Property Ref:
CCS121193 - 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



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk