



Nayland Road, Mile End, Colchester, CO4 5ET

welcome to

Nayland Road, Mile End, Colchester

Offered with NO ONWARD CHAIN, this two/three bedroom terraced house is situated on the north side of Colchester, offering excellent access to shops, amenities, schools, North Station and the A12.



This bay fronted home is conveniently situated for access to amenities and transport links, being around 1.2 miles from Colchester's mainline train station with direct links into London Liverpool Street.

The property benefits from two reception rooms, three bedrooms, a generous rear garden and offers plenty of potential for improvement. Offered for sale with no ongoing chain, an early viewing is advised.

Entrance Door To:

Living Room

Bay window to front, feature fireplace, radiator, internal window, carpet, doorway to:

Dining Room

Window to rear, feature fireplace, built-in cupboard, stairs to first floor, carpet, sliding door to:

Kitchen

Base and eye level units, work surfaces, inset sink and drainer unit, tiled splashback, windows to both sides, door to side, door to:

Lobby

With door to:

Shower Room

Shower unit, pedestal wash hand basin, low level w.c., part tiled walls, window to side and rear.

First Floor Accommodation

Landing

With doors to:

Bedroom One

Two windows to front, carpet, radiator, built-in cupboard.

Bedroom Two

Window to rear, built-in cupboard, radiator, door to:

Bedroom Three

Window to rear, radiator, loft access.

Outside

There is a generous rear garden which commences with patio area, the remainder being mainly laid to lawn. Rear access gate.

Agents Notes

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.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



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welcome to

Nayland Road, Mile End Colchester

- No Onward Chain
- Bay Fronted Terraced House
- Two Reception Rooms
- Ground Floor Shower Room
- Two/Three First Floor Bedrooms
- Generous Rear Garden
- Refurbishment Opportunity

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

£230,000



directions to this property:

Refer to map



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121640 - 0003

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.

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