



Romford Close, Colchester, CO4 0AP

welcome to

Romford Close, Colchester

This excellent FIRST FLOOR MAISONETTE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Nestled at the end of a CUL-DE-SAC on the POPULAR BROADLANDS ESTATE the property is ideal for VARIOUS SHOPS, local schools and the A12/A120. Early viewing is highly recommended.



Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance

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

Lobby

Boxed electric meter and stairs rising to the first floor.

Hallway

Double glazed window to the side aspect, access to the loft, radiator and solid oak doors leading to;

Bedroom One

Double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the front aspect, built-in cupboard and a radiator.

Bathroom / Wc

Two obscure double glazed windows to the side aspect, enclosed panel bath with mixer-tap, wall-mounted electric shower with adjustable shower head, pedestal wash hand basin, low level WC, chrome heated towel rail and inset spotlights.

Lounge / Dining Room

Double glazed window to the rear aspect, chimney breast, gas fireplace feature with tiled surround and a radiator.

Kitchen

Double glazed windows to the rear and side aspects, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, brick patterned tiled splashbacks, white high-gloss wall and floor mounted matching cupboards and drawers, gas and electric cooker points, plumbing for a washing machine, built-in cupboard (housing the Worcester boiler) and a radiator.

Rear Garden

The gated rear garden is accessed via the shared side path and is partly laid to lawn and partly laid with chippings, flower beds to the rear and a wooden shed to the rear.

Parking

An allocated parking space is provided in the parking area adjacent to the property.



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Romford Close, Colchester

- Two Double Bedrooms
- First Floor Maisonette
- Lounge/Dining Room
- Stylish High-Gloss Kitchen
- Modern Bathroom/WC
- Enclosed Rear Garden
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 81 years from 20 Jun 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs. t John

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109504 - 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 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.



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