





**Nayland Road, Mile End Colchester CO4 5EN**

william h brown

***welcome to***

## Nayland Road, Mile End Colchester

**GUIDE PRICE £300,000 - £325,000** 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.













**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.

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## Nayland Road, Mile End Colchester

- Semi Detached House
- Two Reception Rooms
- Kitchen & Breakfast Area
- Three Bedrooms
- Family Bathroom

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

**directions to this property:**

Refer to map

guide price

# £300,000 - £325,000










Please note the marker reflects the postcode not the actual property

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

The Property Ombudsman

Property Ref:
CCS121193 - 0004

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