



- Beautifully Presented Terraced Home
- Two Reception Rooms
- Fully Fitted Modern Kitchen
- Two Sizeable Bedrooms
- First Floor Family Bathroom
- Very Generous Rear Garden
- Off Road Parking To The Rear
- Close To A12 & Colchester North Station
- Internal Viewing is Essential

92 Nayland Road, Mile End, Colchester, Essex. CO4 5ET.

Positioned pleasantly to the North of Colchester and within moments of an array of excellent amenities, ranging from Colchester's North Station (offering direct links to London Liverpool Street Station) and a variety of excellent schooling, this charming Victorian two bedroom terrace house is the ideal family home or would prove to be ideal for the commuter/working professional. Highlights of this home include two sizeable reception rooms with open fire place, as well as a well proportioned fully fitted kitchen to the rear of the house. The first floor features two large double bedrooms and a generous family bathroom suite.



Property Details.

Ground Floor

Entrance Porch

Entrance door, wood effect flooring, door leading to;

Living Room



12' 7" x 11' 5" (3.84m x 3.48m) UPVC bay to front aspect, open fire place with brick surround, T.V & phone points, radiator.

Dining Room



11' 4" x 11' 4" (3.45m x 3.45m) Double glazed window to rear aspect, radiator, stairs to first floor.

Kitchen



14' 8" x 7' 2" (4.47m x 2.18m) Double glazed window to side aspect, door leading to garden, a range of wall and base units over an area of roll edge work surface, inset stainless steel sink & drainer unit, plumbing for a washing machine and dishwasher, electric oven and hob, space for fridge freezer, tiled splash backs, extractor hood, tiled flooring.

First Floor

Landing

Doors leading to;

Bedroom One



11' 5" x 11' 7" (3.48m x 3.53m) Double glazed window to front aspect, radiator.

Property Details.

Bedroom Two



11' 7" x 8' 4" (3.53m x 2.54m) Double glazed window to rear aspect, built in storage cupboard with loft access, built in storage, radiator.

Family Bathroom



Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with mixer taps and electric shower over, part tiled walls, radiator.

Garden & Parking



To the front the property has a quaint front garden with secure gated access.

The very generous rear garden comprises of a large patio area with the remainder predominately laid to lawn with flower and shrub surround, garden tap, panel fencing and secure gate leading to the parking area.

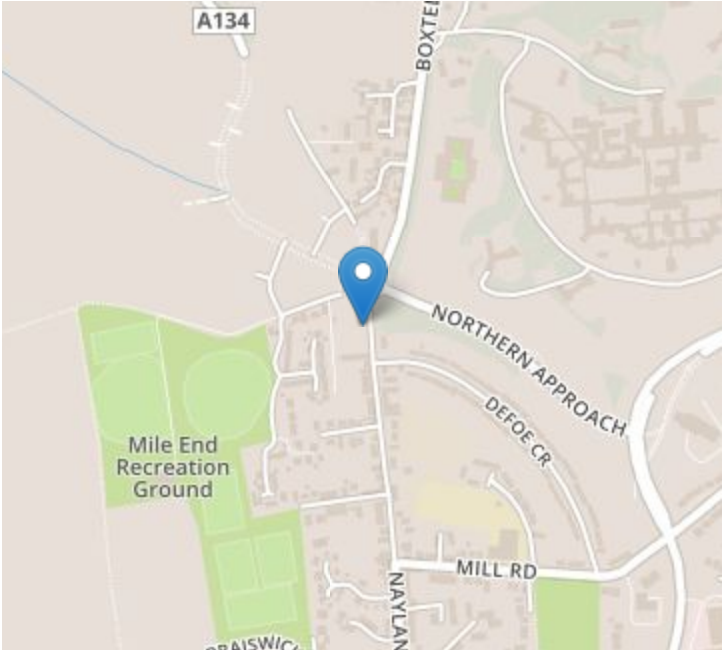
The parking is access via the rear providing private parking for several vehicles.

Property Details.

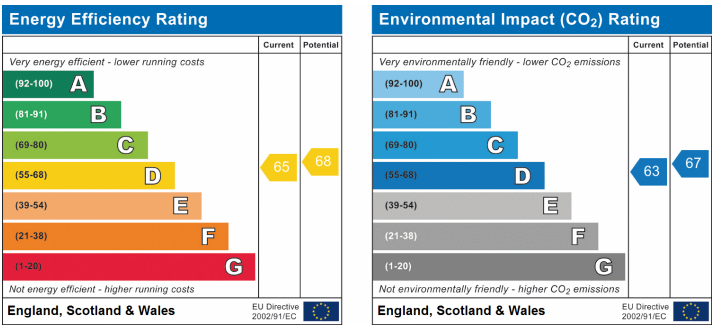
Floorplans



Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.