



- North Colchester, Easy Access To Colchester's North Station & A12
- Three Bedrooms
- Two Reception Rooms
- First Floor Shower Room
- Modern Kitchen
- Sun Room
- Downstairs WC
- Generous Rear Garden With Access To Garage And Play Room

80 Nayland Road, Mile End, Colchester, Essex. CO4 5EW.

Situated to the North of Colchester with excellent access to Colchester's North Train Station with fast links to London Liverpool Street, is this three bedroom semi-detached house. Positioned in a sought after area with the benefit of a vast array of local amenities on the doorstep, this property would make an ideal first time buy. The ground floor begins with an entrance porch which leads to the first reception room, currently used as the living room. There is a further reception room which has the stairs rising to first floor and provides access to the modern kitchen.



Property Details.

Ground Floor

Entrance Porch

With door to;

Living Room



11' 8" x 11' 5" (3.56m x 3.48m) With double glazed window to front, radiator, door to:

Dining Room



13' 11" x 11' 5" (4.24m x 3.48m) With double glazed window to rear, door to side, radiator, stairs rising to first floor with storage under, door to;

Kitchen



14' 2" x 7' 0" (4.32m x 2.13m) With double glazed windows to side and rear, door to Sun Room/Lean-To, wall and base level units, work surfaces with inset sink and drainer, plumbing for washing machine, space for dryer, plumbing for dishwasher, range style cooker with extractor hood over, space for American style fridge/freezer.

Sun Room/ Conservatory



L Shaped room consisting of UPVC construction with double glazed windows to side and rear, French doors to garden, door to;

WC

With low level WC, wash hand basin, window to rear.

First Floor

Landing

With loft access (loft fully board and offers potential), doors to;

Property Details.

Bedroom One



11' 7" x 11' 6" (3.53m x 3.51m) With double window to front, radiator, fitted wardrobe.

Bedroom Two



11' 3" x 8' 6" (3.43m x 2.59m) With double glazed window to rear, radiator.

Bedroom Three

7' 0" x 6' 6" (2.13m x 1.98m) With double glazed window to rear, radiator.

Shower Room



With obscure double glazed window to side, modern white suite comprising shower cubicle, concealed cistern wc, wash hand basin set into vanity unit, tiled walls and flooring.

Outside

Rear Garden



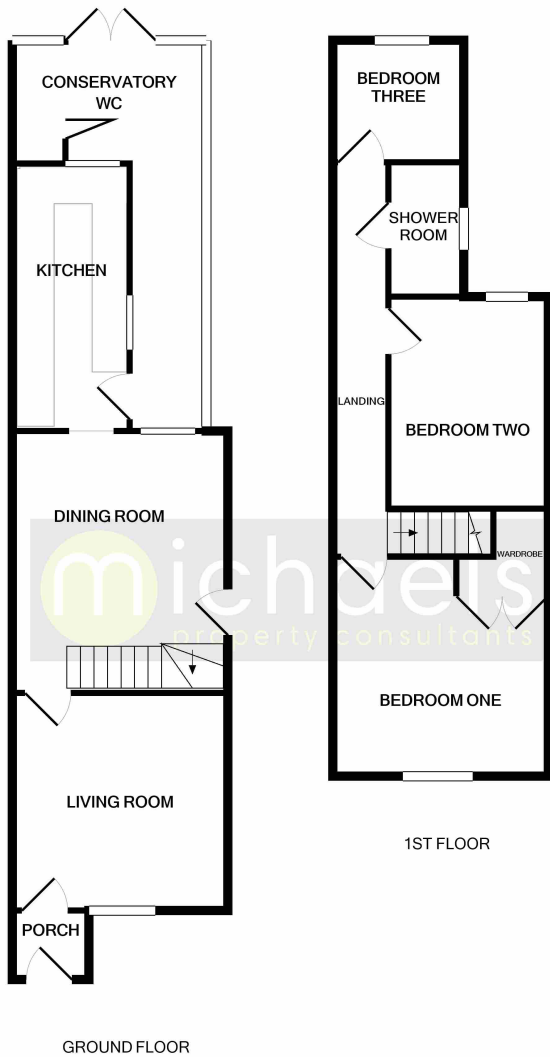
As previously mentioned this property benefits from a generous rear garden which is laid to lawn, has a patio area with mature borders and is enclosed by fencing with gate side access.

Garage

There is a garage/play room which is at the rear of the garden and accessed via a private driveway.

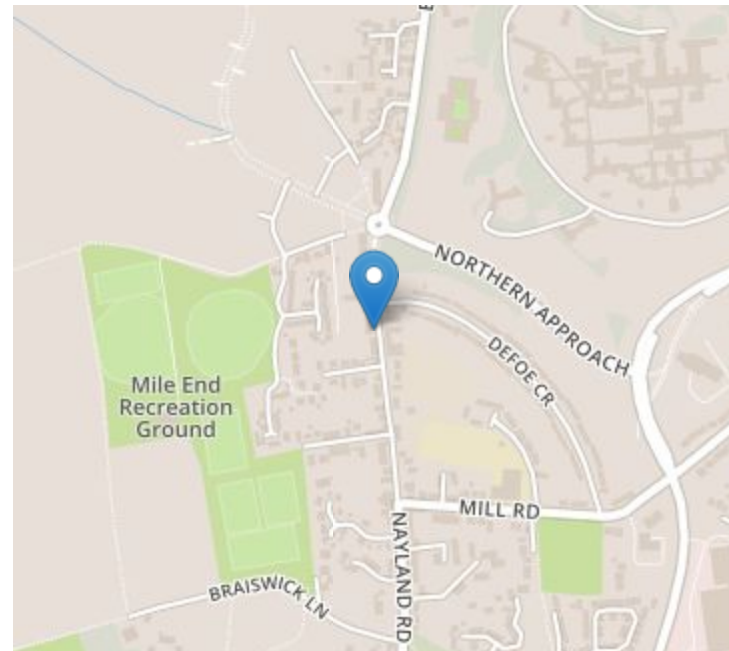
Property Details.

Floorplans

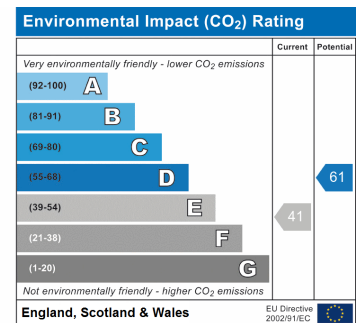
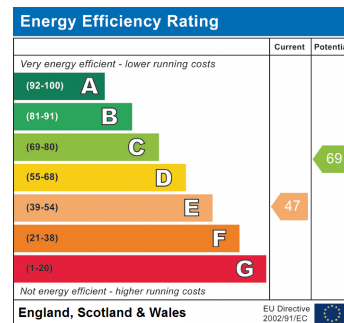


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.