



- Three Bedroom Semi-Detached Victorian Property
- Full Double Glazing & Vaillant Boiler Providing Gas Central Heating
- Large Living/Dining Room
- Fitted Kitchen With Space For Appliances
- Fully Tiled Bathroom Suite
- Two Large Double Bedrooms & Sizable Third Bedroom
- Approx 100ft Private Rear Garden With Private Parking To The Rear

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

A fantastic opportunity has arisen to purchase this charming three bedroom Victorian semi-detached home, positioned to the North of Colchester and within moments of Colchester's North Station - offering direct links to London Liverpool Street Station. Nayland Road is home to an array of excellent amenities including a local Co-Operative Store, public house & fantastic bus links to Colchester's Town Centre. It is also within close proximity of a good Primary School, Myland Primary. This family home is offered with NO ONWARD CHAIN and has been cleared and presents itself to market in excellent condition.



Property Details.

Entrance Porch

3' 8" x 5' 5" (1.12m x 1.65m) UPVC entrance door to front aspect, wood floor, internal glass panel door to:

Living Room



11' 4" x 26' 1" (3.45m x 7.95m) Radiator, x2 exposed brick feature fireplaces with one housing an inset cast iron log burner, storage cupboards, stairs to first floor, UPVC windows to front and rear aspect. further door to:

Kitchen



7' 2" x 10' 3" (2.18m x 3.12m) Tiled floor, variety of fitted base and eye level units with working surface over, inset stainless steel sink, drainer and taps. space for free standing appliances, inset four ring electric hob with extractor fan over, inset electric oven and grill, tiled splash back, open plan to:

Rear Lobby

5' 5" x 3' 7" (1.65m x 1.09m) UPVC door to side aspect, tiled floor, fitted units, door to:

Family Bathroom



Family Bathroom Suite comprising of tiled floor and walls throughout, panel bath bath, pedestal wash hand basin, W.C, wall mounted towel rail. UPVC window to side aspect, wall mounted mirror fronted bathroom cabinet. spotlights

Lean To/Utility Area

13' 4" x 4' 5" (4.06m x 1.35m) Windows to side aspect, stable door to rear aspect (leading to rear garden), wall mounted strip lights, vinyl tiled floor

First Floor

First Floor Landing

Stairs to ground floor, further doors to:

Master Bedroom



11' 5" x 11' 6" (3.48m x 3.51m) UPVC window to front aspect, radiator, shower cubicle with tiled walls (positioned to the corner of the room)

Property Details.

Bedroom Two



8' 4" x 11' 4" (2.54m x 3.45m) Radiator, fireplace, UPVC window to rear aspect, fitted shelf units

Bedroom Three



14' 2" x 6' 9" (4.32m x 2.06m) Radiator, vanity wash hand basin with tile splash backs, cupboard housing Vaillant Gas Boiler, UPVC window to rear aspect

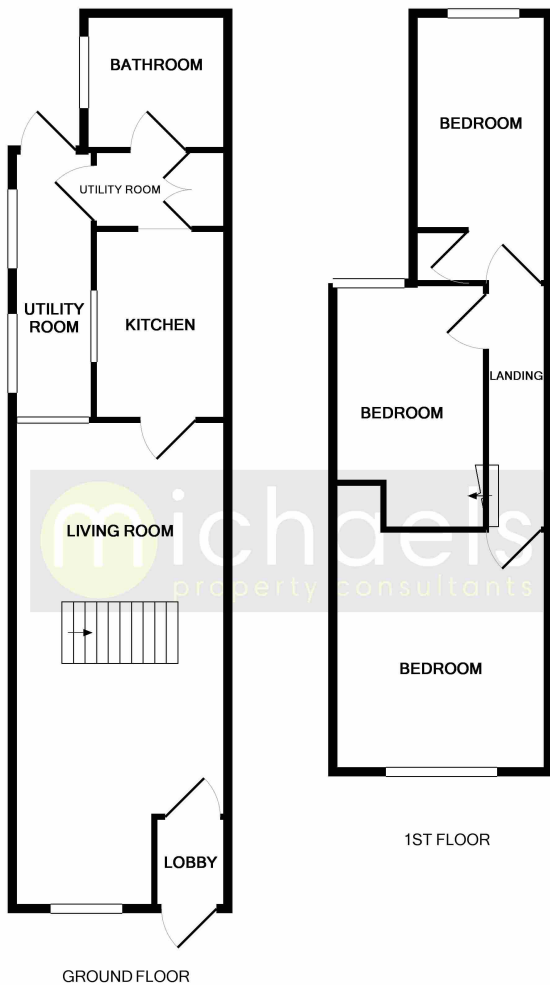
Garden & Parking



This property benefits from an exceptional rear garden, measuring approximately 100FT and features an array of attractive plants, shrubs and bushes throughout. The majority of the garden is laid to lawn. The boundary is formed by panel fencing and there is a gate providing side access to the property. There is the added benefit of two garden sheds and parking can be found to the rear of the property, accessible down a private lane, off of Ford's Lane.

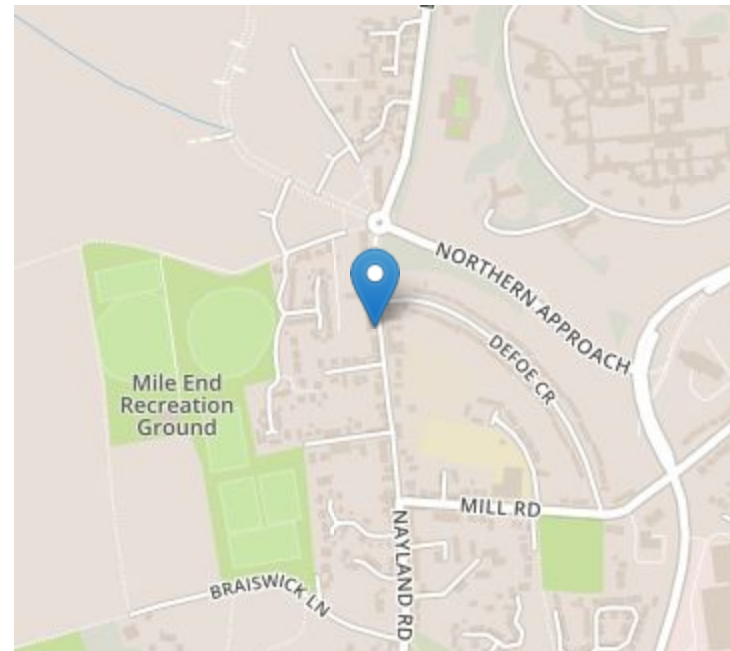
Property Details.

Floorplans

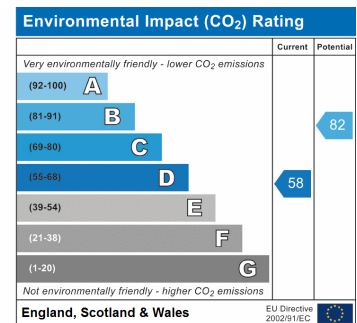
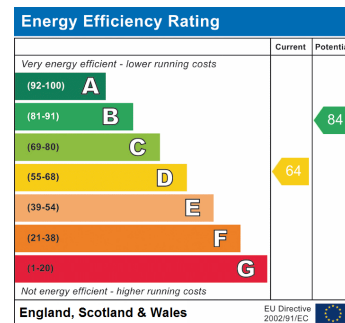


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.