



- Victorian Three Bed Semi-Detached Home
- Three Sizeable Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Exceptional Private Rear Garden
- Close To Excellent Amenities & A Range Of Schooling
- Close To Colchester's North Station & Colchester's General Hospital
- Internal Inspections Essential

50 Nayland Road, Mile End, Colchester, Essex. CO4 5EN.

**** VIDEO VIEWING AVAILABLE ON REQUEST****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 three bedroom semi-detached home makes 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 feature fireplaces and exposed floorboards, as well as a well proportioned 20'ft kitchen/breakfast room positioned to the rear of the house.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, entrance door to side aspect, further doors to:

Living Room

11' 2" x 11' 8" (3.40m x 3.56m) UPVC window to front aspect, feature exposed brick fireplace, exposed floor boards, television and phone points, radiator, further door to:

Dining Room

10' 9" x 12' 4" (3.28m x 3.76m) UPVC window to rear aspect, feature fireplace, under stairs storage cupboard, exposed floorboards, radiator, further door to:

Kitchen



20' 1" x 7' 9" (6.12m x 2.36m) UPVC window to rear and side aspect, radiator, radiator, variety of fitted wall and base units with roll top working surfaces over, inset sink and drainer, tiled splash back, inset four ring gas hob, double electric fan assisted oven and grill, integrated fridge and freezer, door providing access to rear garden

First Floor

First Floor Landing

Loft access, radiator, airing cupboard, further doors to:

Master Bedroom

11' 3" x 11' 3" (3.43m x 3.43m) UPVC window to front aspect, radiator, storage cupboard

Bedroom Two

9' 3" x 8' 4" (2.82m x 2.54m) UPVC window to rear aspect, radiator

Bedroom Three

5' 4" x 8' 5" (1.63m x 2.57m) UPVC window to rear aspect, radiator

Family Bathroom

Pedestal wash hand basin, panel bath, W.C, radiator, UPVC window, half tiled walls

Garden, Outside & Parking



This property benefits from an exceptional private rear garden, measuring approximately 200FT and features a patio area with the remainder laid to lawn. There is the benefit of an outdoor tap. The boundaries are formed by panel fencing and there is a variety of mature shrubs, trees & plants throughout. To the front of the property, there is off road parking suitable for two vehicles, on a block paved driveway.