



- No Onward Chain
- Detached House
- Four Generous Bedrooms
- Ground Floor Shower And First Floor Bathroom
- Large Lounge/Diner
- Kitchen/Breakfast Room
- Sizeable Secluded Rear Garden
- Overlooks Highwoods Country Park With Views Of Fields And Woodlands
- Highly South After Location
- Gilbert School Catchment

**290 Mill Road, Mile End, Colchester, Essex. CO4 5JQ.**

Offered with no onward chain and located to the north of Colchester is this four bedroom detached house offering lots of potential and generous living accommodation. Located in one of the most sought after districts of Colchester with excellent access to the beautiful Highwoods Country Park, The A12 and mainline train station and outstanding school catchment to include the Gilbert School, one of the highest performing secondary schools in Colchester.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

12' 2" x 5' 10" (3.71m x 1.78m) With stairs rising to first floor, storage cupboard and doors to;

### Lounge/Diner



21' 4" x 12' 10" (6.50m x 3.91m) With a large UPVC double glazed window to rear, single UPVC door providing access to the rear garden, radiator, feature open fireplace.

### Kitchen



12' 9" x 12' 0" (3.89m x 3.66m) With UPVC double glazed window to front and side, radiator, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset sink and drainer, space for kitchen appliances.

### Shower Room



With UPVC obscure double glazed window to side, radiator, enclosed cistern WC, wash hand vanity basin, shower cubicle, part tiled walls, cupboard.

## First Floor

### Landing

With UPVC double glazed window to side, airing cupboard, storage cupboard, doors to;

### Bedroom One



12' 10" x 11' 11" (3.91m x 3.63m) With UPVC double glazed window to front, radiator, built in wardrobe.

# Property Details.

## Bedroom Two



12' 11" x 9' 1" (3.94m x 2.77m) With UPVC double glazed window to front, radiator.

## Bedroom Three



11' 11" x 9' 10" (3.63m x 3.00m) With UPVC double glazed window to rear, radiator.

## Bedroom Four

9' 10" x 9' 1" (3.00m x 2.77m) With UPVC double glazed window to rear, radiator.

## Bathroom



With UPVC obscure window to side, radiator, panelled bath, low level WC, wash hand basin. part tiled.

## Outside

### Rear Garden



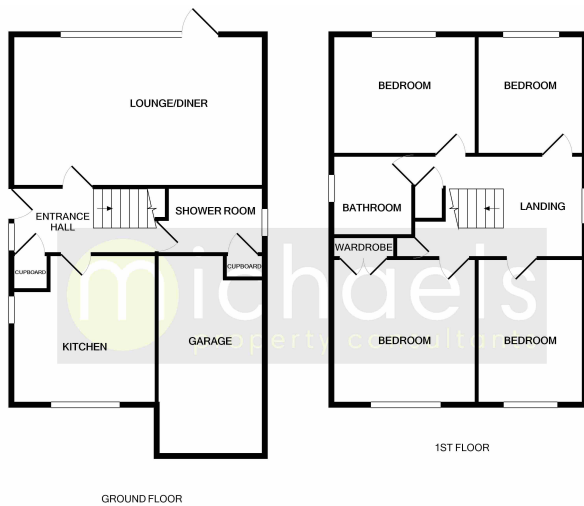
An good sized rear garden enclosed by panel fencing with double gated side access, the garden is well established and offers two sections. The first offers a patio area which leads to lawn with a summer house. Whilst towards the end of the garden there is a further area which has two garden sheds and a green house which will remain.

### Garage & Parking

With up and over door to front, power and light to garage. Driveway in front of the garage.

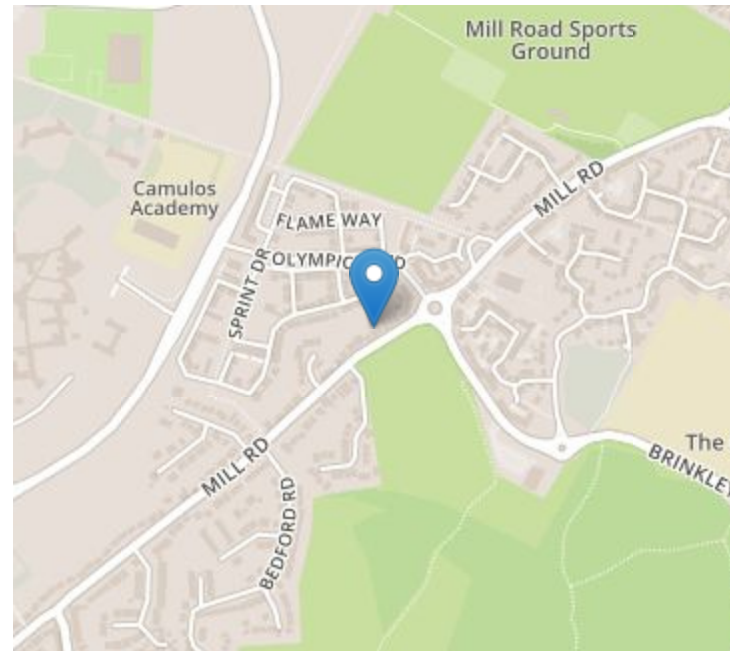
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.  
Made with Metropix ©2020

## 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.