



- **Guide Price £250,000 - £260,000**
- Two-bedroom semi-detached home
- No onward chain
- Minutes from Colchester North Station
- Dual-aspect reception room with fireplace
- Fitted kitchen with utility area
- Two double bedrooms
- Wet-room shower
- Residents permit parking

171 Mile End Road, Colchester, Essex. CO4 5DB.

Two-Bedroom Semi-Detached Home – Mile End Road, CO4 **Guide Price £250,000 - £260,000** No onward chain | Minutes from North Station - Located within minutes of Colchester North Station, this well-positioned home offers direct mainline rail services to London Liverpool Street in under an hour. The property is conveniently situated close to Turner Rise Retail Park, Colchester Golf Club at Braiswick, and benefits from easy access to the Northern Gateway and the A12. A regular bus network provides access to the city centre within approximately 10 minutes, with a good selection of primary and secondary schools nearby.

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Porch

Living/Dining Room



24' 8" x 12' 8" (7.52m x 3.86m)

Kitchen



12' 4" x 8' 0" (3.76m x 2.44m)

Utility



12' 4" x 5' 11" (3.76m x 1.80m)

First Floor

Landing

Master Bedroom



12' 8" x 11' 10" (3.86m x 3.61m)

Property Details.

Bedroom Two



12' 6" x 7' 10" (3.81m x 2.39m)

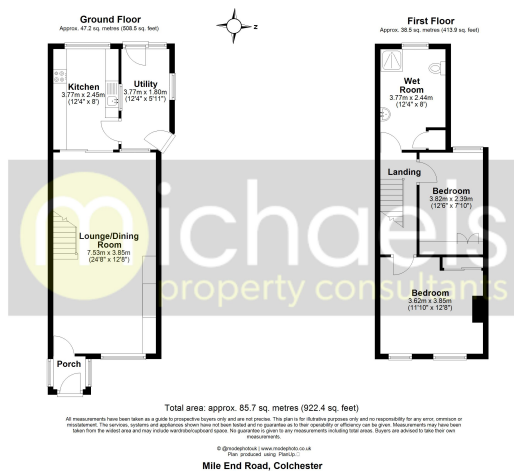
Wet Room



12' 4" x 8' 0" (3.76m x 2.44m)

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.