



- Situated Close To Colchester's Mainline Station
- Ideal For Working Professionals & Families Alike
- Fitted Kitchen With Space For Appliances
- Two Generous Reception Rooms
- A Large Rear Garden, Recently Laid With New Patio, Offering Stunning Field Views
- Two Well Proportioned Bedrooms
- Within Close Proximity Of Colchester's City Centre
- No Onward Chain

**169 Mile End Road, Colchester, Essex.  
CO4 5DB.**

Introducing this two bedroom semi-detached family home, situated on the highly desirable Mile End Road in Colchester. This property is a rare find, boasting spacious living accommodation spread over two floors. Located on Mile End Road, this property is ideally situated close to a range of local amenities, including Colchester city's mainline station (offering direct links to London Liverpool Street within the hour), restaurants and schools - making it an ideal family home. Colchester city centre is just a short distance away, providing easy access to further shopping, entertainment and colourful nightlife.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Hallway

Main entrance door into hallway, radiator, stairs leading to first floor:

### Dining Room/Reception Room



12' 2" x 10' 6" (3.71m x 3.20m) Window to rear aspect, electric fireplace, radiator, open access into:

### Living Room



12' 1" x 9' 7" (3.68m x 2.92m) Window to front aspect, radiator.

## Kitchen



12' 5" x 8' 2" (3.78m x 2.49m) Range of eye level units, cupboards and work surfaces, UPVC window to side aspect, wood effect, door leading to garden.

## First Floor

### Landing

Access to loft hatch, storage cupboard, door leading to:

### Bedroom One



11' 9" x 11' 8" (3.58m x 3.56m) Windows to front aspect, radiators, built in wardrobes and storage cupboards.

# Property Details.

## Bedroom Two



12' 3" x 8' 3" (3.73m x 2.51m) Window to rear aspect, radiator.

## Bathroom



11' 8" x 6' 9" (3.56m x 2.06m) Comprising of a bath, shower cubicle, radiator, vanity wash basin, bidet, obscured window to rear aspect.

## Outside

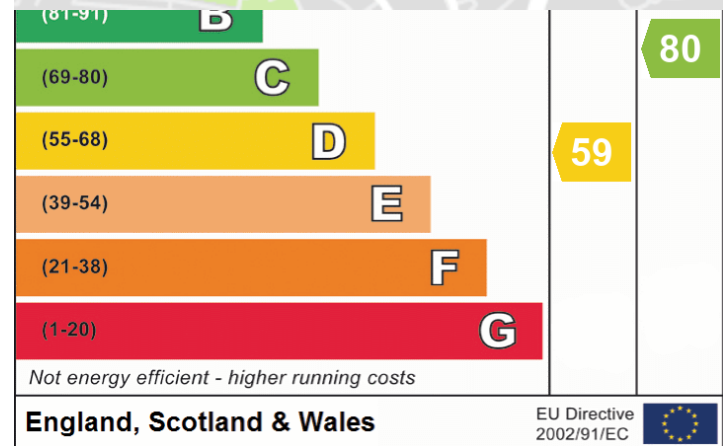
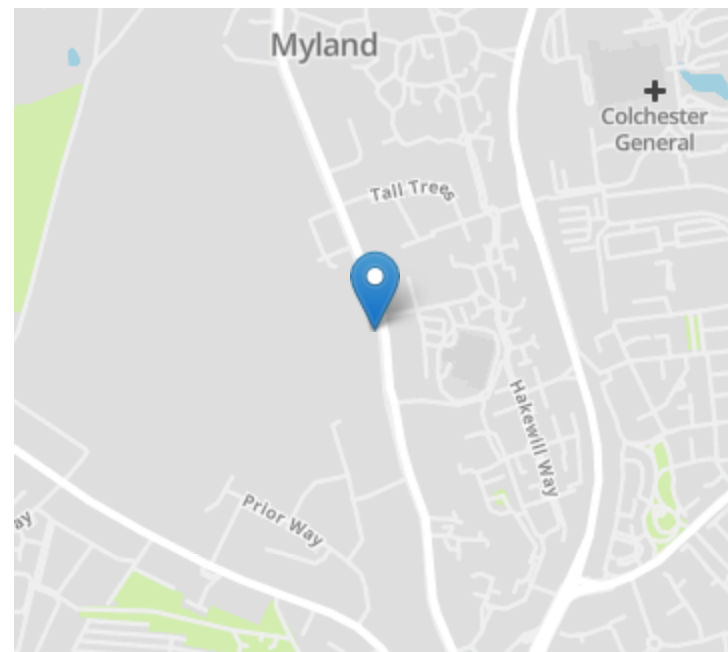


To the rear offers an extensive garden which as recently undergone a small programme of renovation to the rear, having a poultry coupe removed and now laid with attractive grey tone patio slabs, offering far reaching field views across the woodland and a paddocks, where horses often visit the rear entrance of the property. The remainder of the garden predominately laid to lawn and enclosed by panel fencing. To the front of the property, parking is available on road both with a residents parking scheme and on a first come, first serve basis.

# Property Details.

## Floorplans

## Location



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.