



## 176 Mile End Road, Colchester, Essex. CO4 5DY.

**\*\*Guide Price £300,000 - £325,000\*\*\*** Michaels Property Consultants are pleased to offer to the open market this excellent three bedroom semi-detached 'box bay' fronted home, commanding an elevated position along Mile End Road and residing conveniently within a short walk of Colchester's mainline station - offering links to London Liverpool Street within the hour. Presented neutrally throughout, it offers the perfect blank canvas for any prospective purchaser to either improve upon or put their own cosmetic stamp on. Offering generous reception and bedroom space throughout, whilst boasting mature frontage and a large rear garden, this home must be viewed to be appreciated in its entirety.



- Guide Price £300,000 - £325,000
- Three Bedroom Semi-Detached Box Bay Fronted Home
- A Stones Throw From Colchester's Mainline Station With Links To London Liverpool Street Within The Hour
- Close To An Array Of Amenities, Shops & Public Transport Links
- NO ONWARD CHAIN!
- Large Reception Room With Feature Fireplace
- Modern Kitchen With Integrated Appliances & Space For Additional
- First Floor Family Bathroom
- Three Generous Bedrooms
- Large & Private Enclosed Rear Garden

Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, wood effect flooring, consumer unit, stairs to first floor, radiator, under-stairs shelves. doors and access to:

### Reception Room



3.44m x 8.66m (11' 3" x 28' 5") Window front aspect, radiator, feature fireplace (not tested), radiator x2, communication doors, retractable patio doors to rear aspect (leading to rear garden)

## Kitchen



2.29m x 3.36m (7' 6" x 11' 0") A variety of modern fitted base and eye level units with worksurfaces over, inset stainless sink, drainer and tap over, inset four ring gas hob with extractor fan over, inset oven and grill, integrated fridge/freezer, wall mounted gas boiler, window to rear aspect, glazed door to side aspect (leading to rear garden)

## First Floor

### Landing

Stairs to ground floor, radiator, doors to:

### Master Bedroom



3.73m x 2.9m (12' 3" x 9' 6") Window to front aspect, radiator, mirror front wardrobes

# Property Details.

## Bedroom Two



3.73m x 2.90m (12' 3" x 9' 6") Window to rear aspect, radiator, inset storage cupboard

## Bedroom Three



2.36m x 2.92m (7' 9" x 9' 7") Window to rear aspect, radiator

## Family Bathroom



1.9m x 2.48m (6' 3" x 8' 2") Window to front aspect, radiator, pedestal wash hand basin, W.C., tiled walls

## Outside, Garden & Parking

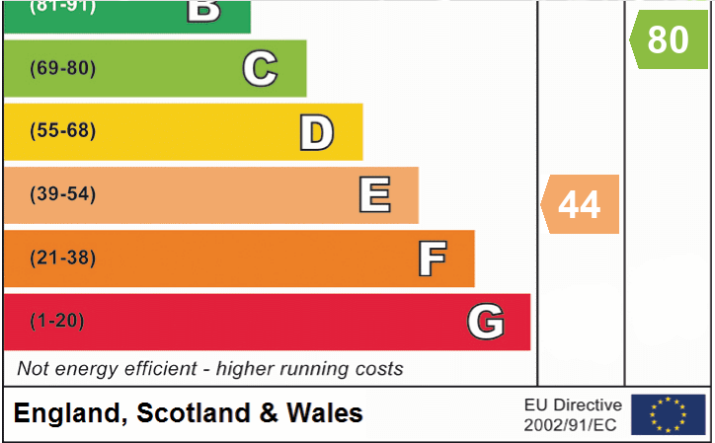
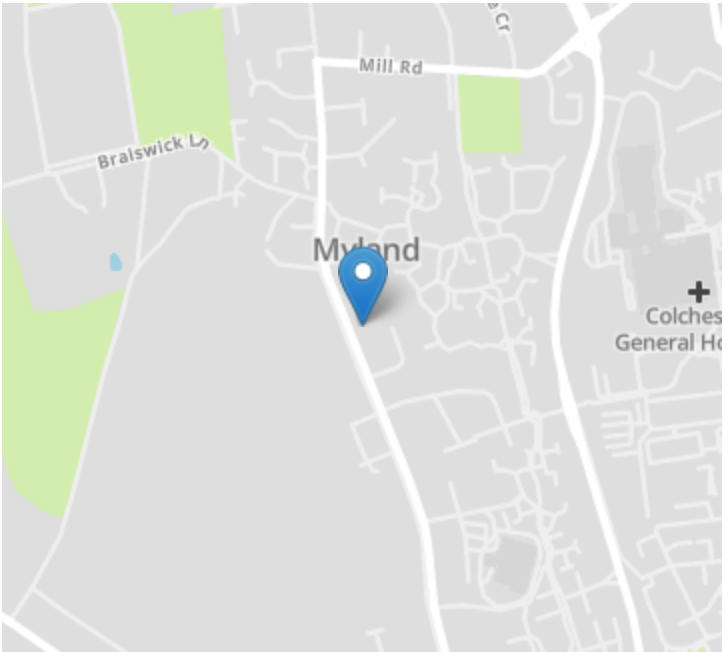


Outside, its owners will enjoy an impressive rear garden, commencing with a concrete patio and predominately laid to lawn. Further highlights include mature trees, garden storage, boundaries formed by panel fencing and secure gated side access. Parking is accessible on road for both residents and visitors alike.

# 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.