



- A Tastefully Refurbished And Modernised Home
- Two Generous Double Bedrooms
- Large Living Room With Luxury Wood Effect Floor
- Contemporary Kitchen/Diner With High Quality Appliances
- Stunning Four Piece Bathroom Suite
- Landscaped Rear Garden With Large Shed And Covered BBQ Area
- Two Parking Spaces

291 Mill Road, Mile End, Colchester, Essex. CO4 5QH.

A superb example of a tastefully refurbished and modernised two double bedroom end of terrace home, positioned on this popular road to the north of Colchester with excellent access to Colchester's North Train Station, the general Hospital and the highly regarded Gilbert School. Having been meticulously upgraded by the current owners, this fine home now boasts an array of contemporary living with stylish fittings and high quality appliances throughout. A real turn key home making an ideal purchase for any perspective first time buyer.



Property Details.

Ground Floor

Entrance Hall

With luxury wood effect flooring, stairs rising to first floor, doors to;

WC

A fully tiled suite with underfloor heating, an enclosed cistern WC, wash hand vanity basin.

Living Room



18' 2" x 10' 8" (5.54m x 3.25m) With UPVC double glazed window to front, radiator, luxury wood effect flooring, TV point, in-built cupboard under the stairs, sliding double doors to;

Kitchen/Diner



13' 9" x 10' 7" (4.19m x 3.23m) With UPVC double glazed door and window to rear, luxury tiled flooring, radiator, a range of matching eye level and base units with drawers and square edge worktops over, inset one and a half sink and drainer, BOSCH induction hob with extractor hood over, eye level NEFF oven, integrated fridge/freezer, dishwasher and washing machine.

First Floor

Landing

With loft access, airing cupboard, doors to;

Bedroom One



13' 7" x 10' 5" (4.14m x 3.17m) With UPVC double glazed window to front radiator, wood effect flooring, a large walk in wardrobe. (with fitted furniture and spotlights.)

Bedroom Two



15' 2" x 7' 2" (4.62m x 2.18m) With UPVC double glazed window to rear, radiator, wood effect flooring.

Property Details.

Family Bathroom



With UPVC double glazed obscure window to rear, a fully tiled contemporary four piece bathroom suite offering a free standing bath tub, walk in shower cubicle, wash hand vanity basin, heated towel rail.

Outside

Rear Garden



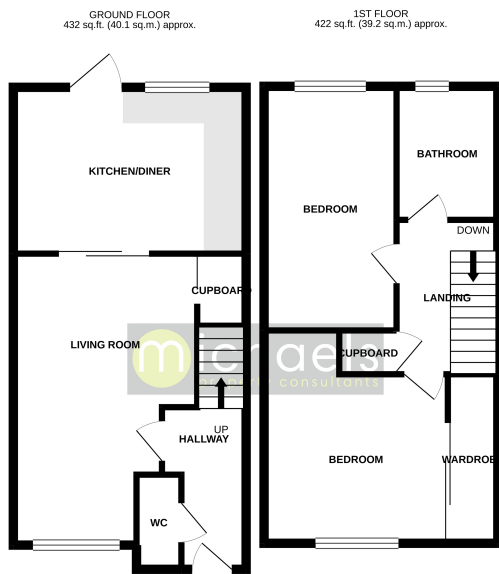
As previously mentioned the rear garden has been landscaped by the current owner and now offers a generous decking area with non-slip decking, steps that lead down to a lawn and a covered BBQ/Bar area. The garden is enclosed by fencing and offers gated rear access. Furthermore there is a large shed which has power and light connected.

Parking

Two spaces located to the rear of the property. (number 41)

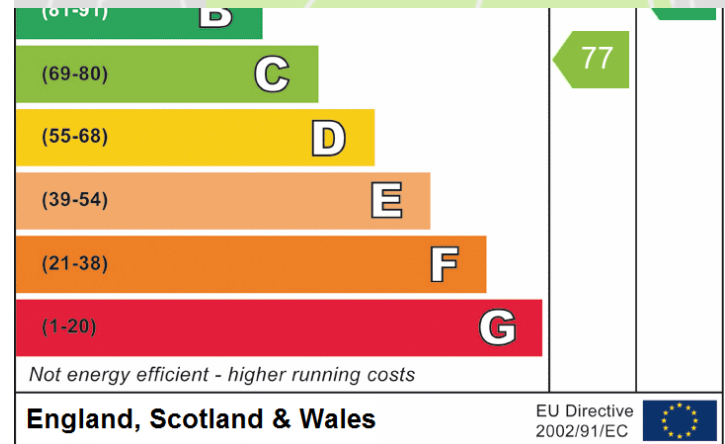
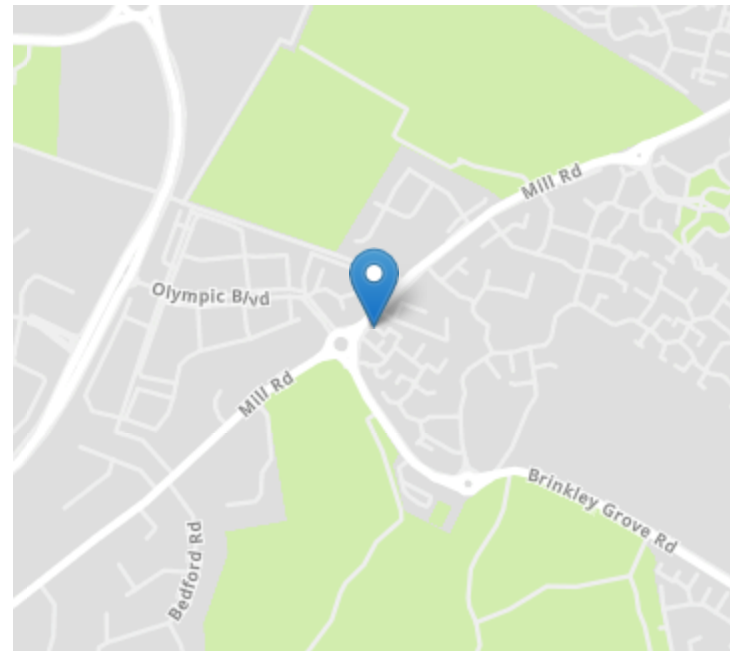
Property Details.

Floorplans



TOTAL FLOOR AREA: 854 sq.ft. (79.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, quantities and quantities shown here are not intended to be guaranteed and no liability or responsibility can be given. Made with Metaphor ©2022

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.