



- Beautifully Presented
- Semi Detached
- Three bedrooms
- En-Suite
- Stylish Throughout
- Low Maintenance Garden
- Off Road Parking
- Close To A12, Excellent Schooling & Local Amenities

14 Appleton Mews, Mile End, Colchester, Essex. CO4 5ZQ.

Guide Price £260,000 - £270,000 A beautifully presented and well maintained three bedroom semi detached home with stylish furnishings and décor throughout. Tucked away at the end of a small cul-de-sac in Mile End with easy access to the A12, Colchester's mainline station, great schools and excellent routes into town. With contemporary fittings throughout and offering three sizeable bedrooms, two bathrooms, two reception rooms, a modern fitted kitchen, ground floor cloakroom, landscaped garden and off road parking for two vehicles. This family home is within catchment of an array of excellent Primary & Secondary Schooling, falling within The Gilbert School catchment area (subject to application).



Property Details.

Ground Floor

Entrance Hall

Tiled flooring, radiator, staircase to first floor with storage cupboard under, doors to:

Cloakroom

Tiled flooring, radiator, low level WC, pedestal hand wash basin, UPVC window to side, extractor fan.

Living Room



15' 5" x 14' 4" max (4.70m x 4.37m) Laminate flooring, radiator, UPVC window to front and French doors to rear.

Dining Room



10' 3" x 9' 9" (3.12m x 2.97m) Laminate flooring, radiator, UPVC bay window to front, open plan to:

Kitchen



10' 2" x 7' 8" (3.10m x 2.34m) Tiled flooring, range of contemporary fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless steel double oven and gas hob with extractor hood above, built in washing machine, space for fridge/freezer inset sink unit with right hand drainer, UPVC window to rear, inset spotlights.

First Floor

Landing

UPVC window to side, radiator, loft hatch, airing cupboard, doors to:

Bedroom One



16' 4" max x 10' 5" (4.98m x 3.18m) Radiator, two UPVC windows to front, built in mirror fronted sliding wardrobes, door to:

Property Details.

En-Suite



Tiled flooring, half tiled walls, low level WC, pedestal hand wash basin, walk in corner shower cubicle with fully tiled surround and integrated shower, UPVC window to rear, extractor fan.

Bathroom



Tiled flooring, radiator, low level WC, pedestal hand wash basin, panel bath with fully tiled surround and shower over, UPVC window to front, extractor fan.

Bedroom Two



11' 8" x 8' (3.56m x 2.44m) Radiator, UPVC window to rear.

Outside

To the front of the property, there is a small verge that the current vendors utilise for additional parking. There is also an additional allocated parking space to the rear, accessed via the rear garden. To the rear of the property there is a private garden which has been landscaped to a low maintenance design by the current vendors and features artificial grass and the boundaries are formed by panel fencing.

Rear Garden



To the rear of the property there is an attractive, landscaped garden featuring a paved patio area, with the remainder being predominately laid to lawn. There is also a gate providing secure side and access and a further gate providing access to the rear where the additional parking space can be found.

Bedroom Three

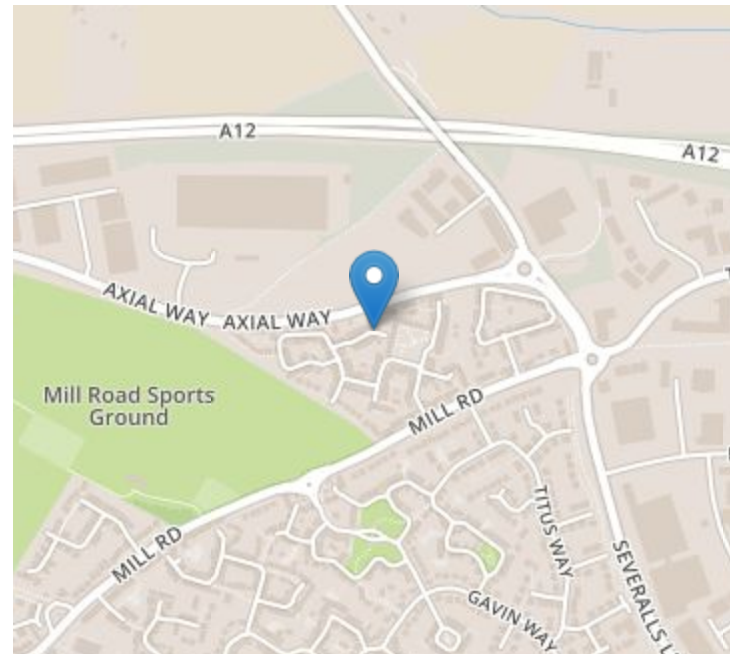


10' 3" x 7' (3.12m x 2.13m) Laminate flooring, radiator, UPVC window to front.

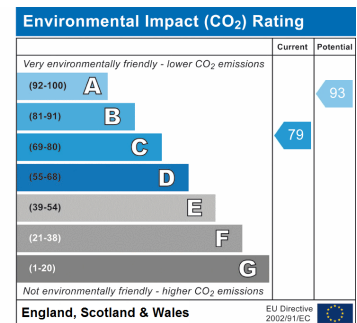
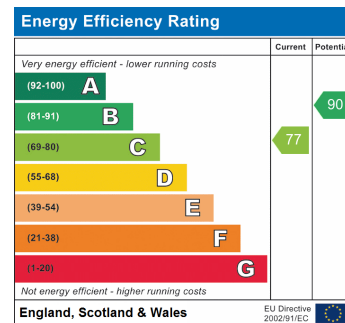
Property Details.

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.