



- An Excellent Example Of A Victorian Three Bedroom Semi-Detached Home
- Two Double Bedrooms & Single Third Bedroom
- Reception Room
- Dining Room
- Traditional Galley Style Kitchen
- Lean-To Style Conservatory
- Ground Floor Cloakroom
- First Floor Shower Room
- Impressive Private & Enclosed Rear Garden
- Benefit Of A Garage To Rear Of Garden

80 Nayland Road, Mile End, Colchester, Essex. CO4 5EW.

A charming Victorian three-bedroom semi-detached home, in the heart of North Colchester and moments from Colchester's eagerly anticipated Northern Gateway - soon to be home to an array of leisure facilities, restaurants and premium health club. Situated moments from a local Co-Operative Store, the scenic Chesterwell Woods and Colchester's mainline station with links to London Liverpool Street Station - ideal for working professionals and small families alike.



Property Details.

Ground Floor

Entrance Porch

Entrance door to front aspect, window to side aspect, internal door to:

Reception Room



11' 8" x 11' 5" (3.56m x 3.48m) UPVC window to front aspect, communication points, radiator, feature fireplace, door to:

Dining Room



13' 11" x 11' 5" (4.24m x 3.48m) UPVC window to rear aspect, UPVC door to side aspect, feature fireplace, stairs rising to first floor, glazed door to:

Kitchen



14' 2" x 7' 0" (4.32m x 2.13m) A galley style kitchen comprising of; a variety of base and eye level fitted units with work surfaces over, space for fridge/freezer, inset sink, drainer and tap over, space for washing machine and dishwasher, space for range style cooker with extractor hood over, UPVC windows to side and rear aspect, door to side aspect leading to:

Lean-To Conservatory

21' 0" x 9' 6" (6.40m x 2.90m) Windows to side and rear aspect, doors to rear garden, access to:

Downstairs Cloakroom

Wash hand basin, W.C, UPVC window to rear aspect

First Floor

Landing

Stairs to ground floor, loft access above, access to:

Property Details.

Master Bedroom



11' 7" x 11' 6" (3.53m x 3.51m) UPVC window to front aspect, radiator, feature fireplace, built in wardrobes

Bedroom Two



11' 3" x 8' 6" (3.43m x 2.59m) UPVC window to rear aspect, radiator, feature fireplace, built in wardrobe

Bedroom Three



7' 0" x 6' 6" (2.13m x 1.98m) UPVC window to rear aspect, radiator

Shower Room



UPVC window to side aspect, shower cubicle with shower head over, vanity wash hand basin, W.C, fully tiled throughout

Outside, Garden & Parking



Outside, it's owners are spoilt with a wealth of outdoor space, with an excellent enclosed private rear garden on offer. The garden commences with a large patio area, ideal for outdoor dining and seating furniture. The remainder of the garden is predominately laid to lawn and boundaries are formed by panel fencing. The garden also benefits from rear access, accessible down a private lane via 'Fords Lane'. On road parking is available without restriction for both residents and visitors alike.

Additional Information

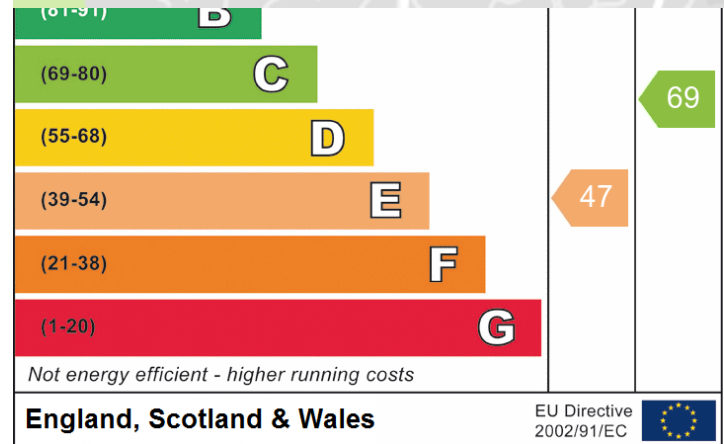
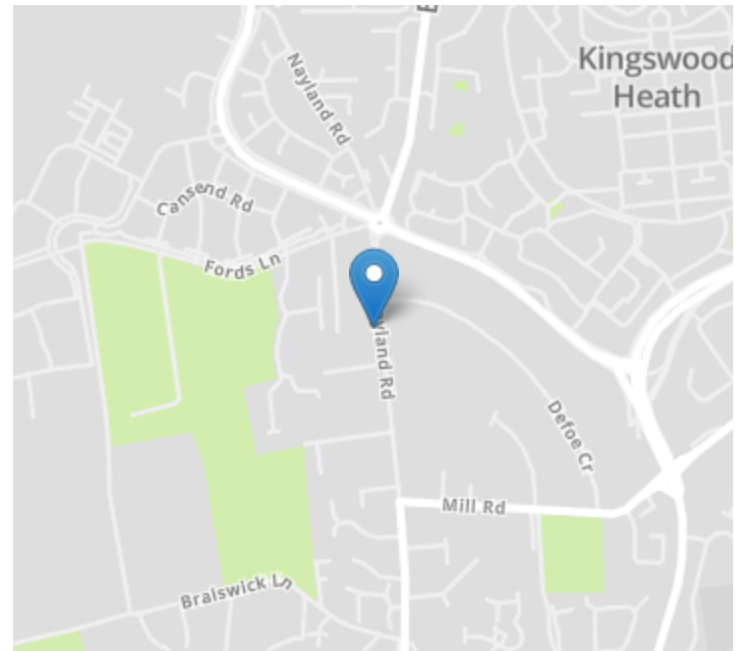
Please note all images shown with working fireplaces have not been tested and are for illustrative purposes only

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.