



- A Substantial Three Bedroom Quarter Town House
- Prime North Colchester Position & Within Easy Reach Of Mainline Station
- Three Well-Proportioned Bedrooms
- Four Spacious Floors Of Accommodation
- Modern Kitchen-Diner
- Utility & Cloakroom
- Family Bathroom & En-Suite To Master Bedroom
- Enclosed Garden With Raised Decking Area
- Garage & Parking
- Offered To Market With A Complete Onward Chain!

217 Mile End Road, Colchester, Essex. CO4 5DB.

** Guide Price £400,000 - £435,000** A fantastic opportunity has arisen to acquire this substantial three bedroom quarter town-house, positioned in a prime North-Colchester position. Boasting contemporary design, convenient location, ample living space and generous bedrooms, this property offers functional modern-day living to the highest of standards. Within striking distance of Colchester's North Station, offering direct links to London Liverpool Street Station within the hour, it proves to be the ideal home for the working professional, couple or family. It is also within easy reach of Turner Rise retail park, home to; a large supermarket, coffee shops and retailers. An excellent variety of educational options are also close by.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, stairs to all accommodation, doors and access to:

Cloakroom

Window to front aspect, W.C, wall mounted wash basin, radiator,

Reception Room



11' 2" x 22' 2" (3.40m x 6.76m) Bay window to front aspect, window to side aspect, wall mounted fireplace, aluminium floor to ceiling glass panel doors, communication points, radiator x2, access to:

Study - UPVC french doors providing access to raised terrace area, window to side aspect

Lower Ground Floor

Lower Ground Floor Hallway

Stairs to ground floor, under stairs storage cupboard, radiator, doors and access to:

Kitchen/Diner



11' 1" x 21' 1" (3.38m x 6.43m) A modern fitted open-plan kitchen/diner comprising of; bay window to front aspect, radiator x2, communication points, breakfast bar with space for stalls under, a range of modern base and eye level fitted units with worksurfaces over, geometric tiled splashback, inset sink with spray tap, a range of integrated appliances, inset gas hob with extractor fan over, windows and french doors to front aspect (leading to private and enclosed rear garden)

Utility Room

7' 2" x 7' 0" (2.18m x 2.13m) Garden door, work surfaces with space under for additional appliances, eye level units, stainless steel sink, drainer and taps over, radiator

First Floor

First Floor Landing

Stairs to ground and second floor, access and doors to:

Bedroom Two



13' 0" x 10' 2" (3.96m x 3.10m) French doors to front aspect (Juliet balcony), radiator, access to:

Property Details.

Family Bathroom



Jack & Jill style bathroom comprising of; panel bat, W.C, wash hand basin, wall mounted towel rail

Bedroom Three



9' 3" x 8' 0" (2.82m x 2.44m) Window to front aspect, radiator

Second Floor

Master Suite



16' 3" x 15' 3" (4.95m x 4.65m) Velux window to front aspect, sky light, radiator, eaves storage, inset wardrobe, access to:

En-Suite Shower Room

A modern en-suite shower room comprising of; pedestal wash hand basin, tiled walls, W.C, wall mounted digital touch sensitive mirror, wall mounted towel rail, shower cubicle

Outside, Garden, Garage & Parking



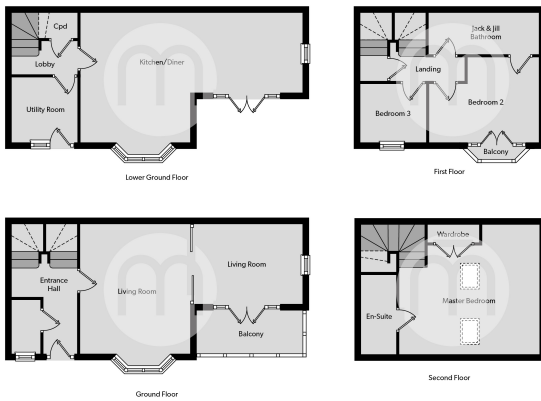
Outside, the garden is positioned to the front of the property and can be access via the lower ground floor utility & kitchen. The garden is of split-level design and features a raised decking area, artificial lawn, covered seating area and an array of mature hedges, shrubs and plant boarders. There is also secure gated side access. Completing this home is a single garage (ideal for storage) and allocated parking.

Additional information

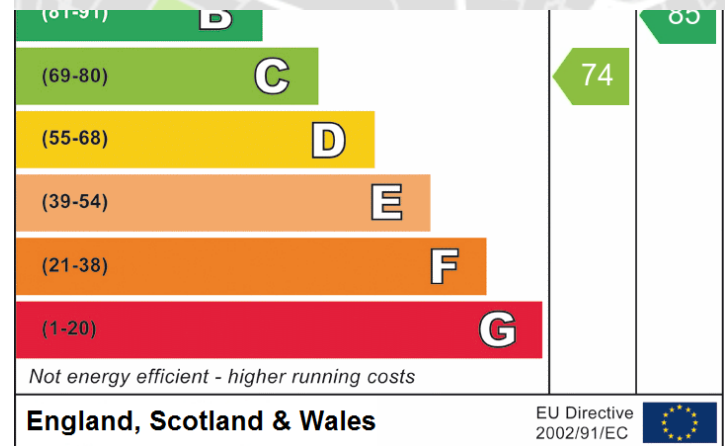
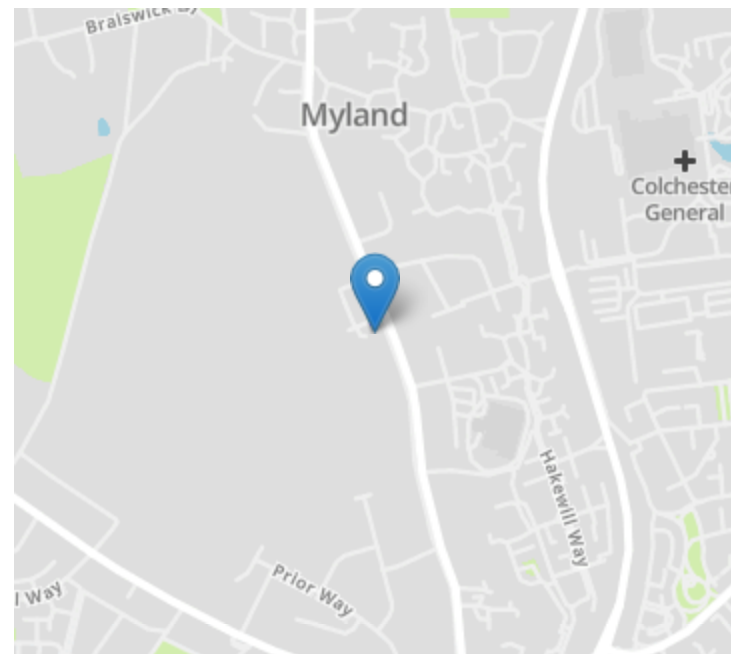
Please be advised an annual estate maintenance fee is applicable. We ask all interested parties to confirm the fee payable with their legal representative at an early stage of their conveyance, to prevent any discrepancy. .

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.