




- A Charming Two Bedroom Semi-Detached Period Home
- Close To An Array Of Amenities, Shops & Transport Links
- Within Moments Of Colchester's North Station (Links To London Liverpool Street Within The Hour)
- Well-Proportioned Living Room
- Dining Room With Garden Access
- Fitted Kitchen With Garden Views
- Two Double Bedrooms
- First Floor Family Bathroom (Off Second Bedroom)
- Impressive Large Rear Garden
- Residents On Road Parking
- Offered To Market On A Chain Free Basis!

75 Mile End Road, Colchester, Colchester, Essex. CO4 5BU.

****Guide Price £250,000 - £275,000**** A charming two bedroom semi-detached period home, full of charm and character, whilst being positioned moments from Colchester's mainline station and therefore presenting itself as the ideal first time purchase or investment property. Offered to the open market with the added benefit of no onward chain, this property is ready to be occupied without delay. There is more than first expected with this home, as the property boasts a generously sized rear garden. Offering a blank canvass for any prospective purchaser to improve, we encourage internal viewings to appreciate all that is on offer.



Call to view 01206 576999 

Property Details.

Ground Floor

Reception Room



3.96m x 3.73m (13' 0" x 12' 3") Entrance door to front aspect, window to front aspect, feature fireplace, radiator, door and access to:

Inner Hall

Stairs to first floor, door and access to:

Dining Room



3.55m x 5.3m (11' 8" x 17' 5") Window to rear aspect, radiator, inset storage, glazed door to side aspect (leading to rear garden), fireplace, door to:

Kitchen



1.86m x 2.43m (6' 1" x 8' 0") A fitted kitchen comprising of; a range of base and eye level fitted units with worksurfaces over, drawers under, inset sink, drainer and tap over, tiled splash back, inset gas hob with extractor fan over, inset oven and grill, wall mounted gas boiler, window to rear aspect

First Floor

First Floor Landing

Stairs to ground floor, doors and access to:

Master Bedroom



3.52m x 3.99m (11' 7" x 13' 1") Window to front aspect, radiator, inset storage cupboard

Property Details.

Bedroom Two



3.32m x 3.67m (10' 11" x 12' 0") Window to rear aspect, radiator, inset storage, door and access to:

Bathroom



Panel bath with shower hose attachment and curtain over, wash hand basin, W.C, radiator, window to rear aspect

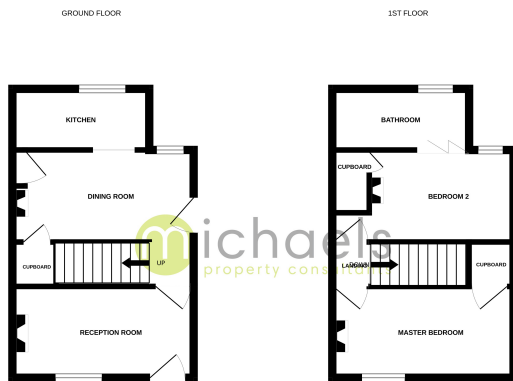
Outside, Garden & Parking



Outside, an impressive rear garden awaits. A raised patio area provides the ideal place for a bistro table/outdoor seating - the perfect place to enjoy the early evening sun. A mature garden is showcased, with an array of mature shrubs, plants and hedges throughout, with the majority raised to lawn. A lower ground floor toilet is also available. Secure gated side access leads to the front of the property, were resident only, on road parking can be found.

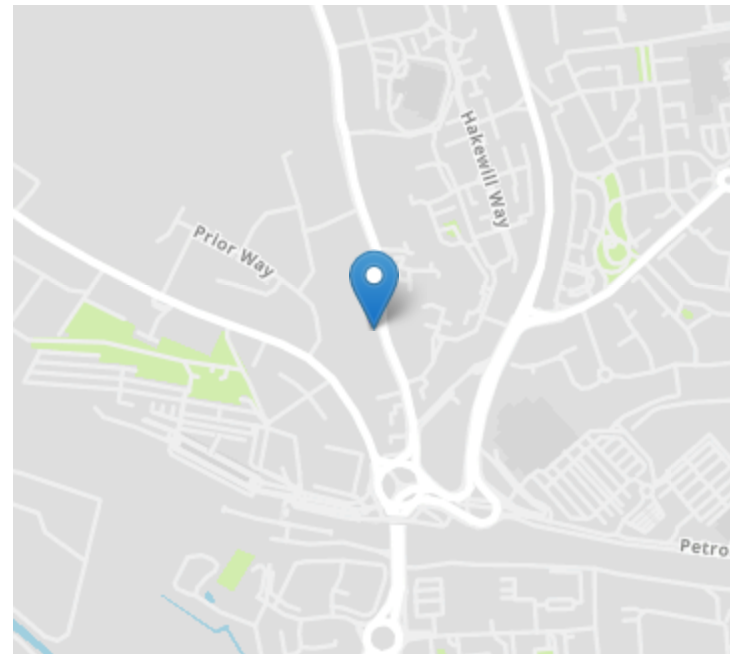
Property Details.

Floorplans



These floorplans have been drawn to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other details are approximate and for reference only. They are not intended to be used as a guide 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. Plans with dimensions given in green.

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.