



- Detached Bungalow
- Two Double Bedrooms
- Generous Living Room
- Three Piece Family Bathroom
- Kitchen/Breakfast Room
- Sizeable Rear Garden
- Garage And Driveway
- Quiet Cul De Sac Location

17 Mellor Chase, Colchester, Essex. CO3 9BN.

Positioned towards the end of a quiet cul-de-sac in the highly sought after area of Lexden is this two double bedroom detached bungalow boasting an impressive rear garden. Located to the west of Colchester this property offers brilliant access to the Colchester Town Centre, The A12, well served bus routes and the vast array of locals shops available at tollgate retail park is a short drive away. The current owners have maintained this home and it is offer to the market in great condition and would make an ideal purchase any prospective purchaser looking to downsize in a quiet, safe location.



Property Details.

All accommodation on ground level

Entrance Hall

With double glazed entrance door to side, radiator, access to loft space, airing cupboard housing hot water cylinder, built in storage cupboard, wood effect flooring, doors to:

Kitchen/Breakfast Room



9' 7" x 9' 7" (2.92m x 2.92m) With double glazed windows to front and side, radiator, extensive range of white gloss fronted wall and base mounted storage units and drawer pack, roll edge work surfaces with inset 1 and a 1/2 bowl single drainer sink unit, built in four ring gas hob with extractor over and oven below, space and plumbing for fridge/freezer and washing machine, wall mounted boiler, part tiled walls, tiled floor, extractor fan.

Bathroom



With double glazed window to front, enclosed cistern WC, wash hand vanity basin, P shape bath with shower screen and shower over, tiled walls.

Living Room



14' 5" x 10' 8" (4.39m x 3.25m) With double glazed French style doors opening onto rear garden, two double glazed windows to rear, two radiators, wood effect flooring.

Property Details.

Bedroom One



9' 9" x 9' 8" (2.97m x 2.95m) With double glazed window to rear, radiator, two built in double wardrobes, wood effect flooring.

Bedroom Two



10' 7" x 8' 8" (3.23m x 2.64m) With double glazed window to front, radiator, wood effect flooring.

Outside

Rear Garden



To the rear, the garden is generally low maintained and commences with a block paved seating area leading to the rest of the garden. The garden is enclosed by fencing and has gated side access and also has a direct door into the garage.

Garage

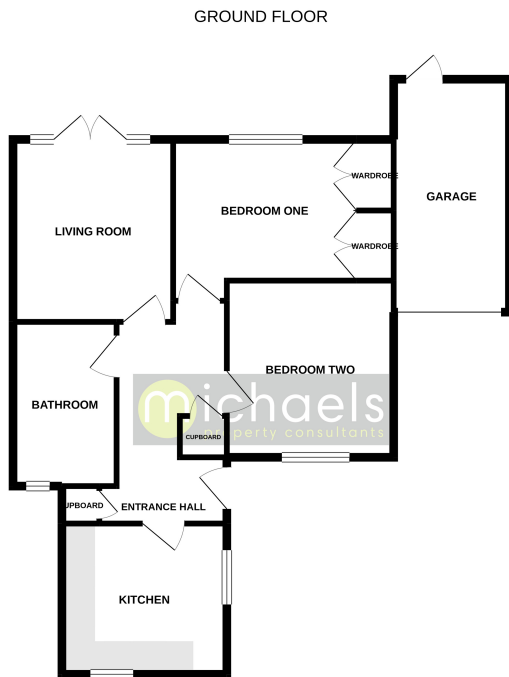
15' 11" x 7' 10" (4.85m x 2.39m) Up and over door to front, power and light connected, overhead storage.

Front Of The Property

To the front of the property boasts a driveway providing off road parking, a low maintenance shingled area, side access gate leading to rear garden and access to the garage.

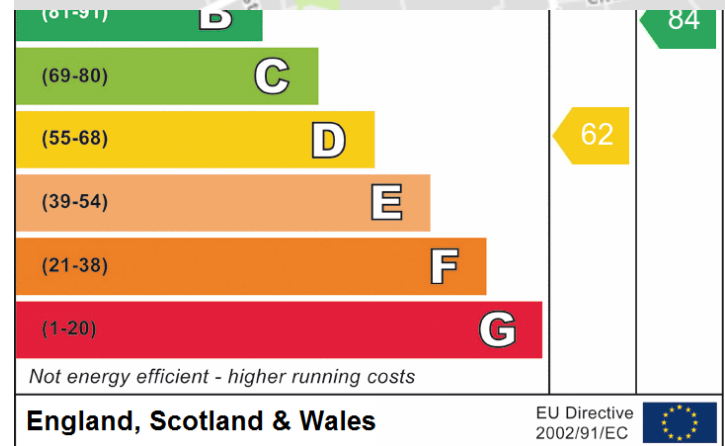
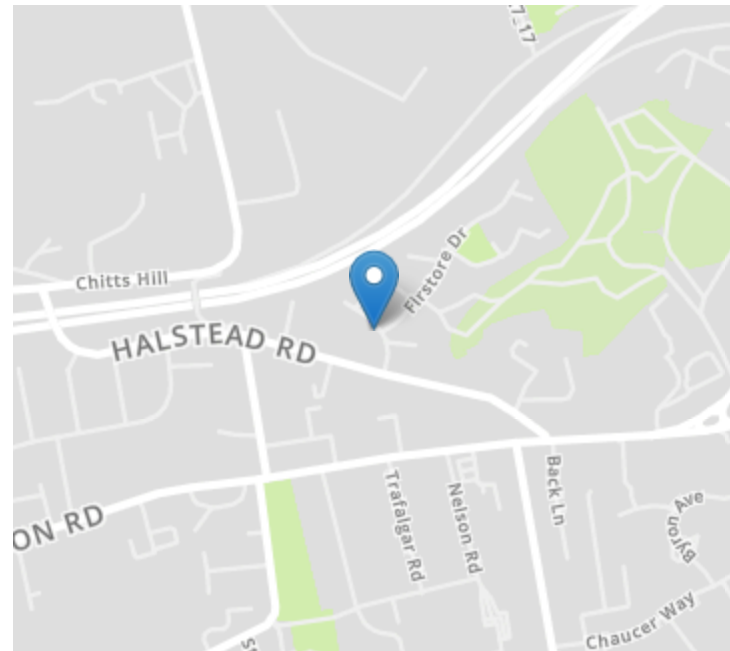
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.