



- No Chain
- Town House
- Four Bedrooms
- Two Bathrooms & Ground Floor Cloak Room
- Kitchen/Diner
- Access To North Station And General Hospital
- Unoverlooked Rear Garden

### 40 Mile End Road, Colchester, Essex. CO4 5BX.

Offered with no onward chain and Ideal for the working professional, this fabulous four bedroom town house occupies an idyllic position just a stone's throw from North Station and The General Hospital. The property was constructed by Higgins Homes to an excellent standard and boasts an array of sizeable and stylish accommodation spread over three floors. Highlights include an impressive entrance hall, cloakroom, a beautiful kitchen/diner, a large first floor living room, four well proportioned bedrooms and two bathrooms. Outside there is permit parking available to the front and an attractive, unoverlooked garden at the rear.





# Property Details.

## Ground Floor

### Entrance Hall

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

### WC

Tiled flooring, radiator, low level WC, pedestal hand wash basin, extractor fan.

### Kitchen/Diner



15' 6" x 10' 7" (4.72m x 3.23m) Tiled flooring, radiator, range of contemporary fitted base and eye level units with working surfaces to side and tiled splashbacks, built in electric stainless steel oven and gas hob with extractor hood above, built in fridge/freezer, washing machine and dishwasher, inset sink unit, inset spotlights, double glazed window and French doors to rear.

### Bedroom Four

9' 7" x 8' 8" (2.92m x 2.64m) Radiator, double glazed sash window to front, built in wardrobe.

## First Floor

### Landing

Stairs to first floor, door to:

## Living Room



15' 8" x 15' max (4.78m x 4.57m) Radiator, two double glazed sash windows to front, inset spotlights, gas fireplace.

### Bedroom Three

9' 2" x 8' 8" (2.79m x 2.64m) Radiator, double glazed sash window to front, inset spotlights.

## Second Floor

### Bedroom One



13' 5" x 10' 1" (4.09m x 3.07m) Radiator, two double glazed sash windows to front, inset spotlights, built in wardrobe, door to:

# Property Details.

## En-Suite



Tiled flooring, half tiled walls, low level WC, pedestal hand wash basin, walk in shower cubicle with integrated shower, inset spotlights, extractor fan.

## Bedroom Two



12' x 9' (3.66m x 2.74m) Radiator, double glazed window to rear, inset spotlights.

## Bathroom



Tiled flooring, half tiled walls, low level WC, pedestal hand wash basin, panel bath with shower attachment, inset spotlights, double glazed window to rear, extractor fan.

## Garden



To the rear of the property there is an unoverlooked garden, predominately block paved to a low maintenance design. The garden is enclosed by panel fencing.

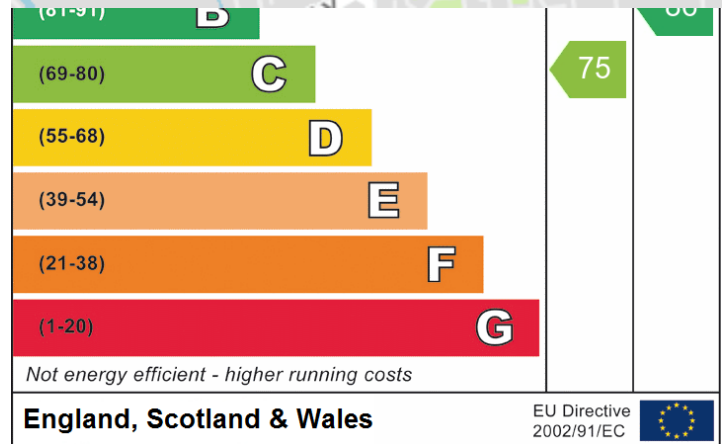
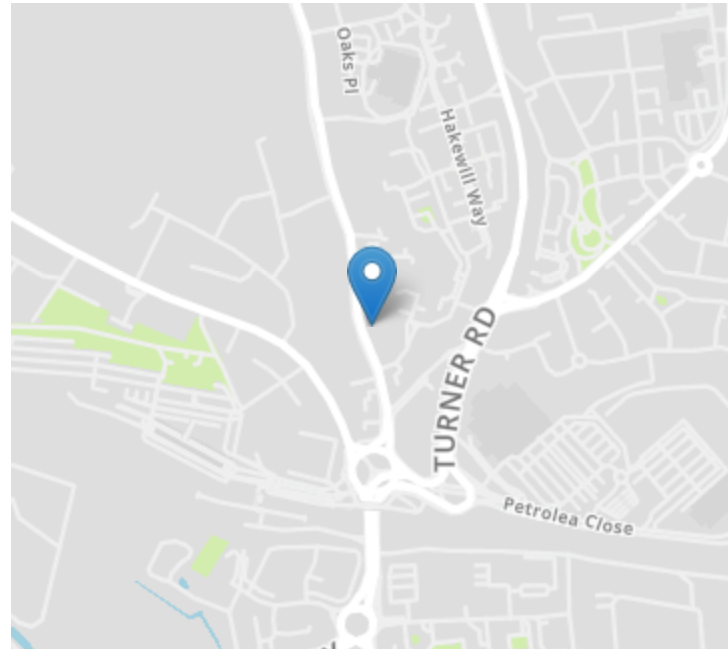
## Agents Note

Please note the property is currently tenanted, however the property will be offered with vacant possession from the end of May 2021.

# 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.