



- Town House
- Four Bedrooms
- Kitchen/Diner
- Access To North Station And General Hospital
- Unoverlooked Rear Garden
- Well Proportioned Accommodation Over Three Floors
- Two En-Suites, Family Bathroom And Ground Floor Cloakroom
- Viewing Advised

**42 Mile End Road, Colchester, Essex.
CO4 5BX.**

GUIDE PRICE £350,000 - £375,000 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, downstairs cloakroom, a beautiful kitchen/diner providing access to the enclosed garden, a large ground floor living room, four well proportioned bedrooms, two offering modern en-suite shower rooms and a further family bathroom. Outside, to the rear there is a private, unoverlooked low maintenance rear garden and to the rear there is a garage and parking. Internal viewings are highly advised.



Property Details.

Ground Floor

Entrance Hall

With tiled floor, stairs rising to first floor with storage cupboard under, radiator, doors to;

WC

With tiled floor, radiator, wash hand basin, close coupled WC.

Lounge



15' 8" x 10' 10" (4.78m x 3.30m) With window to front, radiator, TV point, open to;

Kitchen/Diner



17' 7" x 8' 11" (5.36m x 2.72m) With window to rear and door to garden, tiled floor, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, integrated dishwasher, double oven with gas hob and extractor over, space for fridge/freezer.

First Floor

Landing

With stairs to second floor, doors to;

Bedroom Two



13' 1" x 10' 10" (3.99m x 3.30m) With window to front, radiator, built in double wardrobe, door to;

En-Suite Two



With window to front, tiled floor, part tiled walls, wash hand vanity unit, shower cubicle, heated towel rail.

Bedroom Three

17' 2" x 7' 7" (5.23m x 2.31m) With window to front and rear, radiator.

Bedroom Four

10' 11" x 9' 3" (3.33m x 2.82m) With window to rear, radiator, built in cupboard.

Bathroom

With window to rear, close coupled WC, wash vanity unit, bath with shower screen and shower over, part tiled walls and fully tiled floor.

Property Details.

Second Floor

Second Floor Landing

With storage cupboard and door to;

Bedroom One



16' 2" x 10' 10" (4.93m x 3.30m) With window to front and rear, radiator, a range of bespoke fitted bedroom furniture and storage, door to;

En-Suite One



With part tiled walls and tiled floor, close coupled WC, wash hand vanity basin, shower cubicle.

Outside

Rear Garden



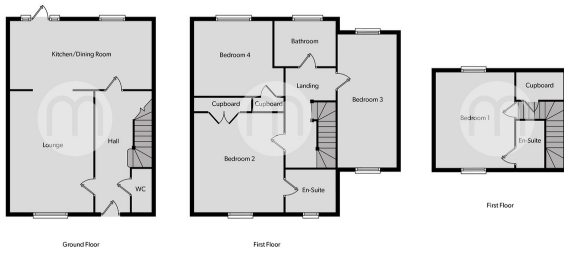
To the rear of the property there is an unoverlooked garden, predominately block paved to a low maintenance design. The garden is enclosed by brick wall and panel fencing and there is gated side access.

Garage & Parking

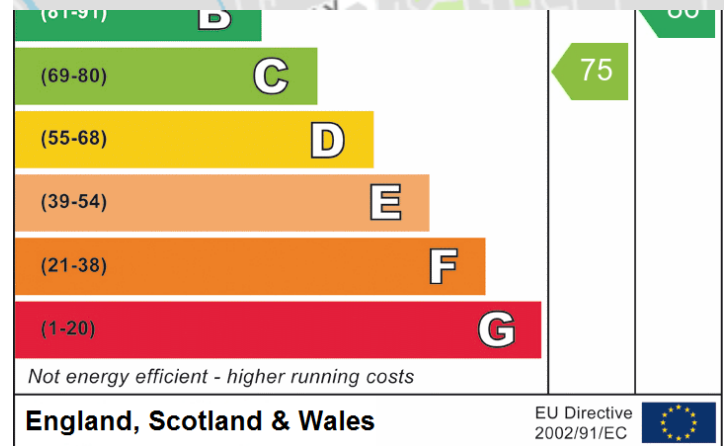
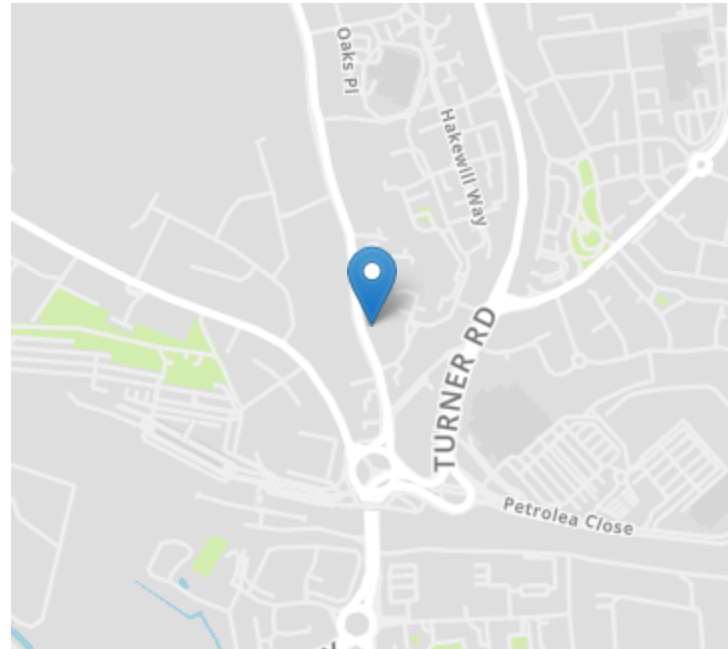
To the rear of the property there is garage which has an up and over door to the front. Parking is also available in front of the garage and further permit parking can be found on the street.

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.