



Mile End Road Colchester Essex

£285,000

This two/three bedroom property situated within walking distance of Colchester's north station features a large wedge shaped garage/workshop and a rear garden in excess of 100 feet in length, is offered for sale on a chain free basis. Key available for viewing.

3 x Bed

1 x Bathroom

2 x Reception

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- SEMI DETACHED HOUSE
- TWO/THREE BEDROOMS
- LARGE GARAGE/WORKSHOP

- SEPARATE DINING ROOM
- OPEN FIRE PLACE TO LOUNGE
- 100 FOOT REAR GARDEN







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ACCESS

Access to the property is gained via a obscure double glazed door onto

ENTRANCE PORCH

With double glazed window to side, radiator, access onto

LOUNGE 3.66m x 3.47m

With triple glazed window to front, radiator, laminate style flooring, feature open fire place, four inset ceiling spotlights, coving to ceiling

DINING ROOM 3.30m x 2.91m

With double glazed window to rear, radiator, laminate style flooring, four inset ceiling spot lights, under stairs storage cupboard, coved ceiling

FITTED KITCHEN 2.90m x 1.68m

With double glazed window to side, a single drainer sink unit over fitted base units, extending to work surfacing and splash back tiling, inset oven and hob, triple eye level storage unit, plumbing for washing machine, laminate style flooring

REAR LOBBY

With obscure double glazed door to side, radiator, laminate style flooring

BATHROOM 2.28m x 1.68m

With obscure double glazed window to the rear aspect, suite comprises low level WC, pedestal wash hand basin, panelled bath, radiator, full tiling to walls, extractor fan

BEDROOM ONE 3.32m x 2.96m

With triple glazed window to the front aspect, radiator, built in wardrobes, access to loft space, four inset ceiling spotlights

BEDROOM TWO 2.93m x 2.84m

With double glazed window to the rear aspect, over stairs storage cupboard housing the gas fire central heating boiler, four inset ceiling spotlights

BEDROOM THREE/DRESSING ROOM 3.16m x 1.75m

With double glazed window to the side aspect, two inset ceiling spot lights, SLOPING CEILING

LANDING

Stairs to ground floor

OUTSIDE

To the right hand side of the property there is an attached wedge shaped garage/workshop measuring 6.73m x 3.72m narrowing to 2.47m with electric operated up and over door, power and light connected, plumbing for washing machine, window and personal door to rear. The rear garden measures in excess of 100 feet in length, commences with an area of paved patio with steps leading down to the remainder of the rear garden which is largely laid to lawn

All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) are the vendors or lessors of this property whose agents we give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract. (ii) no person in the employment of DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) has any authority to make or give any representation or warranty whatever relation to this property and no prospective purchaser should rely on any statements as being representation or warranty.

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