



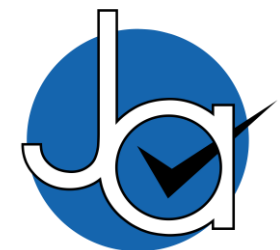
3 bedroom End Terraced House located in Colchester.

Guide Price
£325,000 - £350,000



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Mill Road Colchester CO4



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EPC

TBC



FULL DESCRIPTION

OVERVIEW

We are pleased to offer this three bedroom semi detached house in a popular location in North East Colchester WITH NO ONWARD CHAIN. Offering catchment of the sought after Gilbert School plus nearby access to the A12, Train Station and hospital, this home is perfectly located. Viewing advised

GROUND FLOOR

KITCHEN

12' 7" x 8' 7" (3.84m x 2.62m)

Window to front aspect. Fitted wall and base units with gas hob, extractor, mid-height double oven plus space for a fridge freezer and washing machine

CLOAKROOM

5' 6" x 3' 1" (1.68m x 0.94m)

Wash basin and WC

LOUNGE / DINER

16' 6" x 15' 9" (5.03m x 4.8m)

This large and versatile room benefits from a storage cupboard and double doors to conservatory.

CONSERVATORY

16' 2" x 9' 10" (4.93m x 3m)

Two sets of door to rear garden.

FIRST FLOOR

BEDROOM ONE

12' 4" x 11' 5" (3.76m x 3.48m)

Window to front aspect. Built in wardrobe with sliding doors and an additional half height cupboard plus access to en-suite

ENSUITE

5' 3" x 5' 1" (1.6m x 1.55m)

Window to front aspect. Corner shower unit, wash basin and WC

BEDROOM TWO

12' 4" x 9' 1" (3.76m x 2.77m)

L-Shaped room with window to rear aspect

BEDROOM THREE

11' 9" x 6' 4" (3.58m x 1.93m)

Window to rear aspect

BATHROOM

6' 0" x 5' 5" (1.83m x 1.65m)

Window to side aspect, bath with shower over, wash basin and WC

OUTSIDE

The house benefits from a low maintenance rear garden with shed and access gate to rear passage. Behind the property there is allocated parking in a covered car port

AGENTS NOTE

EPC rating is C

Council Tax Band is D

Service charge is £289.32 per year

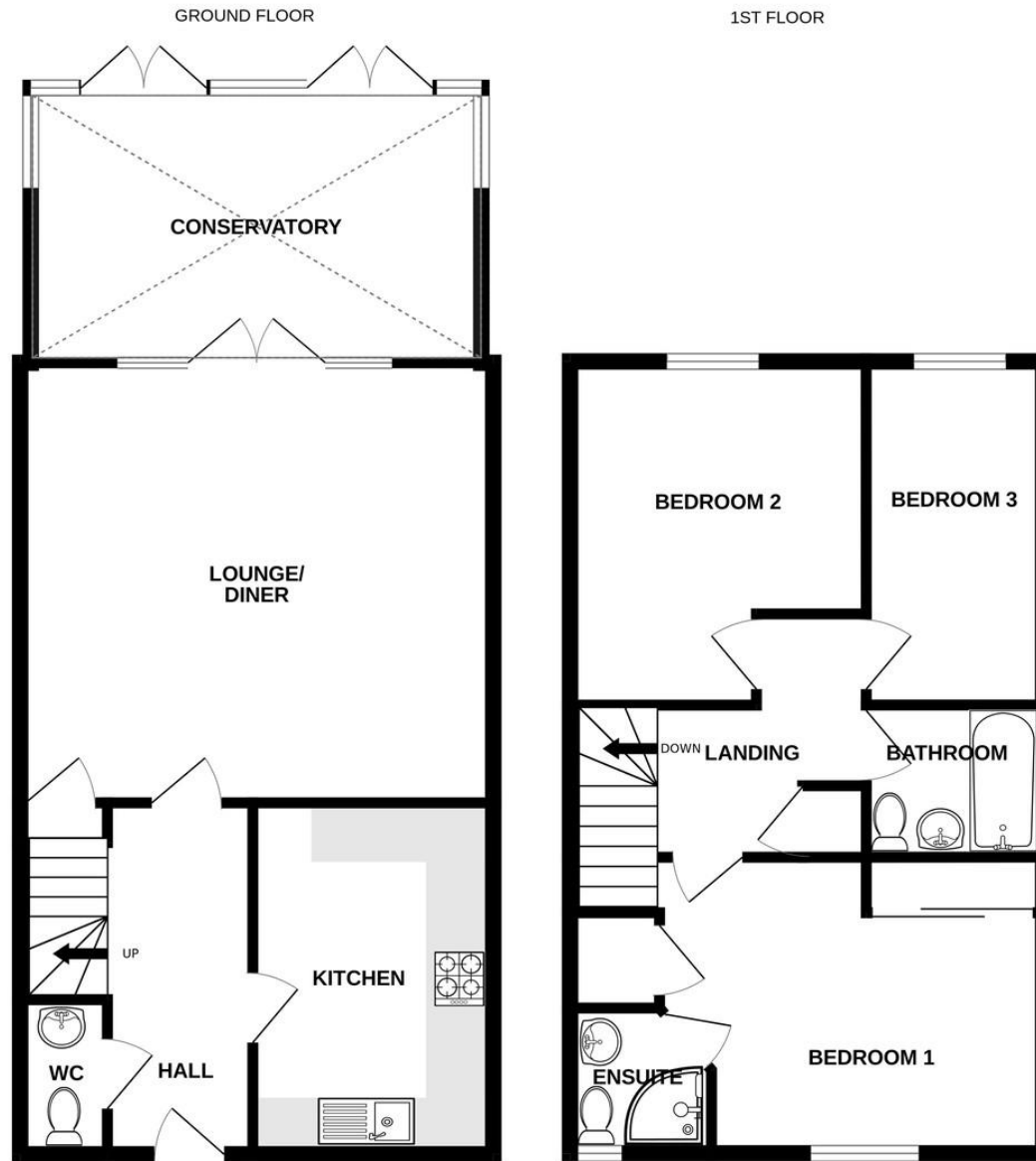




Mill Road, Colchester, CO4



FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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DIRECTIONS

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