



102 MILE END ROAD, COLCHESTER,

ESSEX CO4 5BZ

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain, is this spacious two double bedroom detached property, that offers the new owners the opportunity to modernise and improve to their own tastes and requirements. The property is comprised of a lounge / dining room, kitchen / breakfast room, ground floor bathroom and first floor cloakroom. Ample parking is provided, both upon the block-paved driveway at the front, and via gated driveway and garage to the rear.

Gas Central Heating | EPC E | Tenure Freehold | Council Tax C



Property

Offered with no onward chain is this spacious two double bedroom home, that offers the new owners the opportunity to modernise and improve the existing building to suit their own tastes and requirements.

Originally constructed in the 1930's, with a 1990's extension added, the property opens to an entrance hallway with useful understairs cupboard for the storage of hats and coats.

To the front there is a spacious lounge / dining room with electric fire. To the rear of the property is the kitchen / breakfast

room that contains the boiler. French doors provide access to the rear garden and adjacent patio area.

The bathroom completes the ground floor accommodation and is comprised of a bath, toilet and pedestal handbasin.

Ascending the stairs there are two large double bedrooms, the one to the rear with built in wardrobe.

The first floor cloakroom completes the internal accommodation and is comprised of a handbasin, toilet and also houses the airing cupboard.

Outside

To the front of the property there is a gated, block paved driveway that provides parking for at least two vehicles.

There is gated access to the rear garden and adjacent to the kitchen / breakfast room there is a small patio. The garden is mainly laid to lawn.

To the rear of the plot and accessed via Oaks Place there is a second gated driveway that provides further parking for several vehicles in addition to the large single garage that has power and light connected.

Situation

The property is located on Mile End Road, which provides easy access into the city centre of Colchester. The city offers all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre. For the commuter the mainline railway station (which is within walking distance) provides an inter-city connection to London in around 50 minutes, the A12 and A120 are also easily accessible for onward travel to Chelmsford and Stansted Airport.



Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own

independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





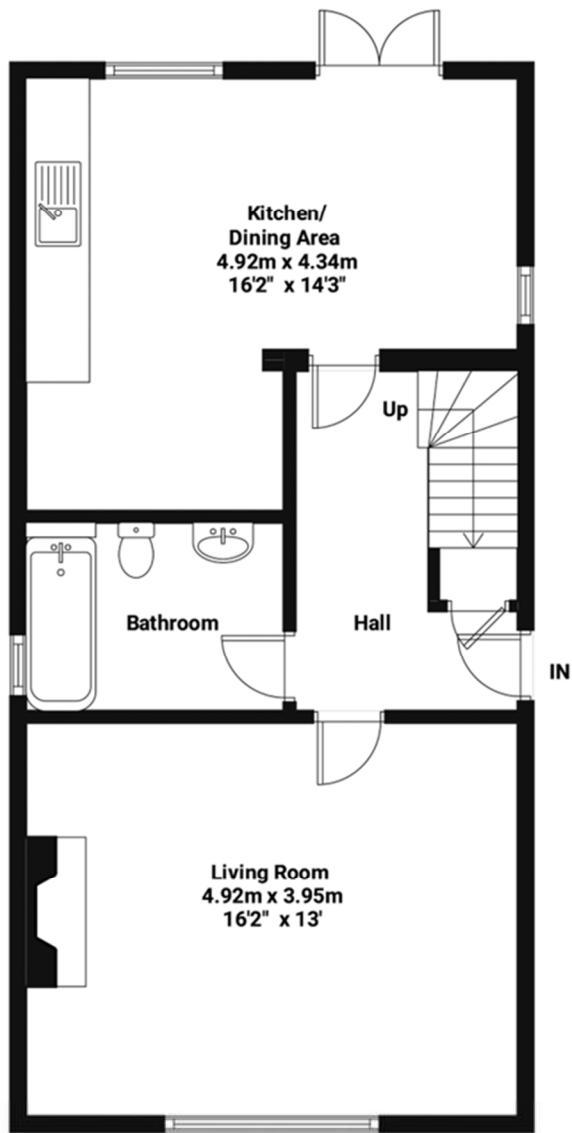
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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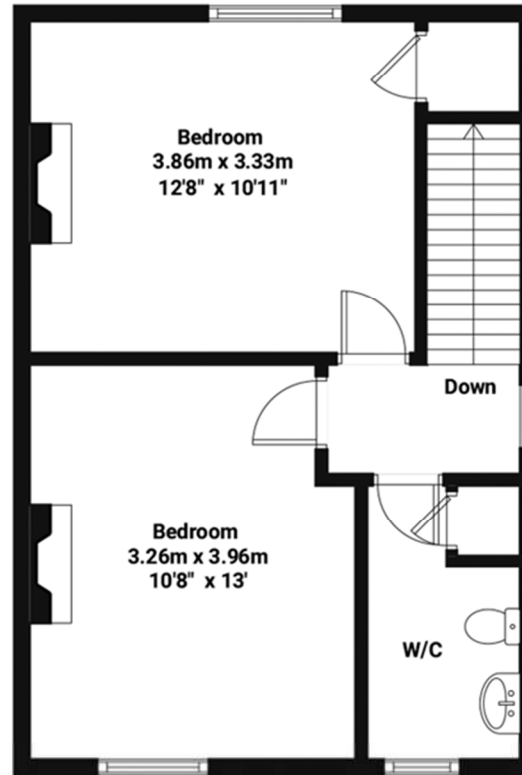
NICHOLAS PERCIVAL are proud to be members of;



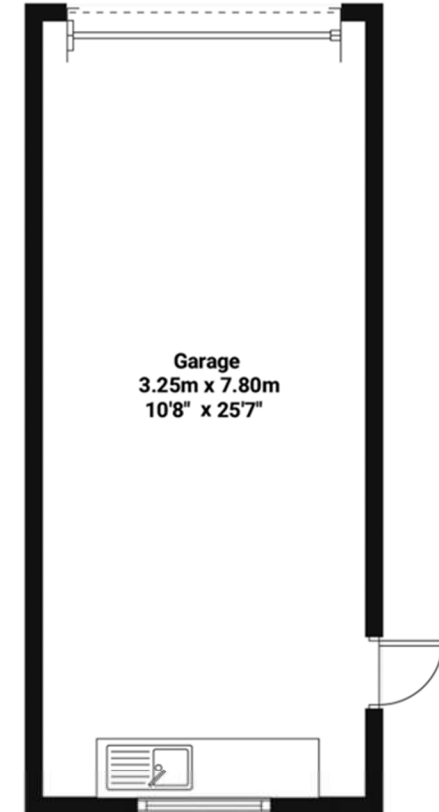




Ground Floor



First Floor



Garage

TOTAL APPROXIMATE AREA:
1179 sq ft (109.53 sq mt)
House: 906.1 sq ft (84.18 sq mt)
Garage: 272.9 sq ft (25.35 sq mt)

Mile End Road, Colchester

Illustration for identification purposes only. Measurements are approximate and not to scale.

