



Bradford Drive, Colchester, CO4 5FT

welcome to

Bradford Drive, Colchester

This SEVEN BEDROOM town house is situated on the north side of Colchester offering excellent access to local amenities, schools and mainline train station with direct links to London Liverpool Street.



Early viewing is advised of this investment opportunity conveniently situated for access to amenities and transport links.

Ground floor accommodation comprises cloakroom, lounge, kitchen and bedroom. The first floor offers four bedrooms and a bathroom. The second floor benefits from two further bedrooms, one with en suite and dressing room and one with en suite. Externally there is car port parking, as well as rear garden.

Entrance Door To:

Entrance Hall

Cupboard, stairs to first floor, tiled floor, radiator, door to:

Cloakroom

Low level w.c., wash hand basin, vinyl flooring, radiator, upvc double glazed window to front.

Lounge

9' 4" max into door recess x 7' 7" (2.84m max into door recess x 2.31m)
Upvc double glazed window, radiator, carpet.

Bedroom Seven

9' 10" x 8' 4" (3.00m x 2.54m)
Upvc double glazed doors to rear, radiator, carpet.

Kitchen

Irregular Shaped Room 19' 9" max x 15' 9" max (6.02m max x 4.80m)
Range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, space for appliances, tiled floor, upvc double glazed French doors to rear.

First Floor Accommodation

Landing

Carpet, stairs to second floor, airing cupboard, radiator, doors to:

Bedroom Three

Upvc double glazed windows to front and rear, upvc double glazed doors to Juliet balconies to front and rear, radiator.

Bedroom Four

Irregular shaped room, upvc double glazed window to front, radiator.

Bedroom Five

Upvc double glazed window to front, radiator.

Bedroom Six

Upvc double glazed window to rear, radiator.

Bathroom

Panel enclosed bath with shower over, low level w.c., wash hand basin, radiator, vinyl flooring, upvc double glazed window to front.

Second Floor Accommodation

Landing

With doors to:

Bedroom Two

Upvc double glazed window to front, radiator, carpet, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, radiator, wood laminate flooring, upvc double glazed window to front.

Bedroom One

Irregular shaped room, upvc double glazed windows to front and rear, radiator, door to:

Dressing Room

Upvc double glazed window to rear, built-in wardrobes, door to:

En Suite

Four piece suite comprising panel enclosed bath, low level w.c, wash hand basin and shower cubicle, upvc double glazed window to front, radiator.

Outside

The property benefits from Car Port parking.

There is a rear garden which is laid to lawn, all enclosed by panel fencing.



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/CCS120963



welcome to

Bradford Drive, Colchester

- Modern Town House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Seven Bedrooms
- Two En Suites & Family Bathroom
- Enclosed Rear Garden & Car Port
- INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS120963



Property Ref:
CCS120963 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk