



Nayland Road, Mile End, Colchester, CO4 5EG

Asking price £230,000

TWO DOUBLE BEDROOM COTTAGE OFFERED WITH NO CHAIN within walking distance of Colchester North Station and with easy access to the A12 / A120. Located close to the local shops and amenities of Mile End this cozy period property benefits from gas central heating and uPVC double glazing, but also has the possibility of a traditional open fire, subject to checking the flue. (This has not been used by the current owners for some time). There is sitting room, a well fitted, contemporary kitchen with a built-in oven and hob, integrated fridge and free standing washing machine to remain and a bathroom with a shower over the bath. On the first floor is a landing and two double sized bedrooms. Outside, to the rear, there is a garden of around 50 feet.

Sitting Room

11'5" x 10'8" (3.5 x 3.27)



Double glazed uPVC bay window the front, uPVC entrance door, feature red brick fireplace with open fire (subject to checking the flue as this has not been used by the current owners for some time), fitted cupboard, radiator.

Kitchen

11'6" x 9'10" (3.52 x 3.02)



Double glazed uPVC window the rear. Fitted with a range of floor and wall mounted units and roll top work surfaces with inset stainless steel sink unit with mixer tap over. Built-in electric oven and hob with stainless steel extractor hood over. Integrated fridge, and free standing washing machine plumbed in, to remain, radiator, stairs to the first floor.

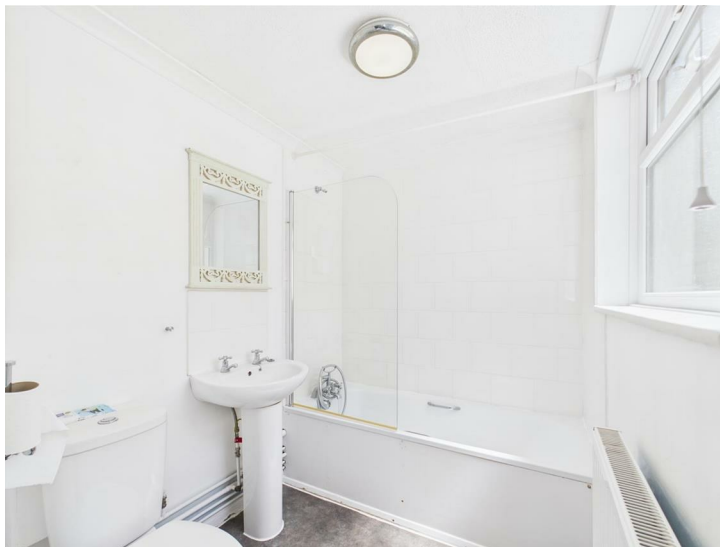
Rear Lobby

4'1" x 2'9" (1.25 x 0.84)

Composite double glazed door to the side leading to the rear garden, built in cupboard

Bathroom

7'0" x 5'7" (2.14 x 1.71)



uPVC double glazed window to the side, paneled bath with mixer tap shower over and glass shower screen, pedestal wash basin, low level WC, radiator.

Landing

5'7" x 2'6" (1.72 x 0.78)

Access to the loft

Bedroom One

12'0" max x 11'5" max (3.66 max x 3.50 max)



uPVC double glazed window to the front, built-in wardrobe, radiator

Bedroom Two

10'0" x 8'11" (3.05 x 2.72)



uPVC double glazed window to the rear, built-in cupboard housing wall mounted combi style gas boiler supplying the central heating and hot water

Rear Garden

54 (16.46m)



The rear garden is approx. 54' long with a decking area close to the house, a lawn and a graveled seating area. Previously, the gravel had been available to the occupiers of the property as parking and access to the rear had been allowed by the owner of the adjacent shop premises - however there is no legal access or right of way.

MATERIAL INFORMATION

Colchester City Council.

Council Tax Band B.

Mains electricity, gas, water and drainage / sewerage are all connected.

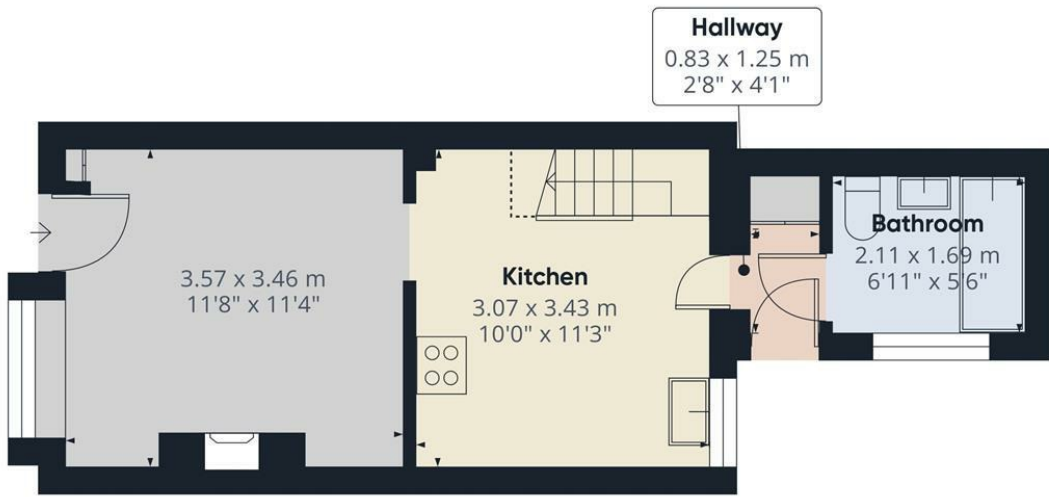
We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

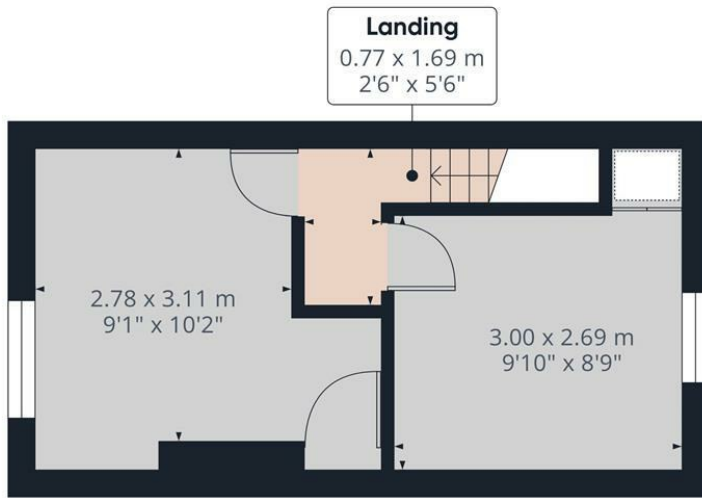
We believe normal mobile phone coverage is available but please check with your supplier.

DISCLAIMER

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

48.2 m²
518 ft²

Reduced headroom

1 m²
11 ft²

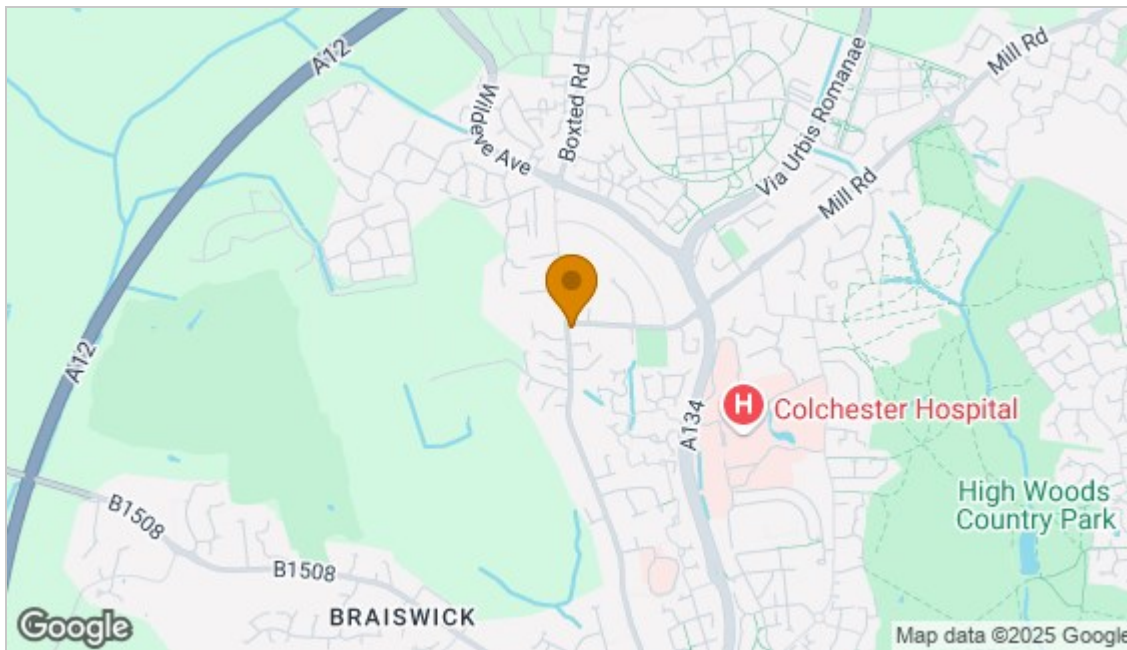
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
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