



Mill Road, Myland, COLCHESTER CO4 5AL

welcome to

Mill Road, Myland, COLCHESTER

This exceptional MID-TERRACE HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT providing GENEROUS FAMILY ACCOMMODATION spread over three floors and is ideally situated for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester General Hospital and the A12/A120.



Entrance

The property is entered via the part obscure double glazed front door leading to:

Entrance Hall

Built-in understairs cupboard, radiator, oak flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Low level WC, corner sink with mixer-tap and cupboard under, radiator, extractor fan, part-tiled walls and tiled flooring.

Lounge / Diner

Double glazed French doors opening onto the rear garden, double glazed bay window to the front aspect (with shutters), two radiators, oak flooring and a door leading to:

Kitchen / Breakfast Room

Double glazed window to the rear aspect (with shutters), one-and-a-half bowl sink and drainer with mixer-tap inset to the work top (incorporating the breakfast bar), brick-patterned tiled splashbacks, range of high-gloss wall and floor mounted matching cupboards and drawers (housing the Baxi boiler) with integral dishwasher, built-in electric double oven with microwave, four-ring gas hob with cooker hood over, plumbing for a washing machine, dedicated space for an American style fridge/freezer, inset spotlights and tiled flooring (with underfloor heating).

First Floor Landing

Radiator, stairs rising to the second floor and doors leading to;

Bedroom Two

Double glazed window to the front aspect, built-in wardrobe, radiator and a door leading to:

En Suite Shower Room

Shower cubicle with waterfall shower head and mixer-tap, wash hand basin with mixer-tap and cupboard under, low level WC, radiator, shaver point, extractor fan, part tiled walls and tiled flooring.

Bedroom Three

Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Four

Double glazed window to the rear aspect and a radiator.

Bedroom Five

Double glazed window to the front aspect, radiator and laminate flooring.

Family Bathroom

Enclosed panel bath with mixer-tap, adjustable shower head with waterfall shower head over, oval wash hand basin with mixer-tap, low level WC, shaver point, part tiled walls and tiled flooring.

Second Floor Landing

Laminate flooring and a door leading to:

Bedroom One

Two double glazed Velux skylight windows to the rear aspect (with sliding shutters), fitted wardrobes and overhead cupboards, built-in eaves storage, radiator, inset spotlights, laminate flooring and a door leading to:

En Suite Shower Room

Double glazed Velux skylight window to the rear aspect (with sliding shutter), shower quadrant with adjustable shower head and mixer-tap, wash hand basin with mixer-tap, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid with artificial turf with a paved patio area and path leading to the rear, plastic shed to the rear, palm tree, external tap, external power points and further gated access to the rear.

Front Garden

The front garden is mainly shingled with a palm tree, boxed gas and electric meters, wrought iron railings with front gate and a paved path leading to the front door.

Parking

The carport can be found to the rear of the property in the shared car parking area providing off road parking for two vehicles.

Agents Note

The property is equipped with fifteen solar panels (on the front section of the roof) offering an energy efficient way of generating electricity and helping to reduce the property's reliance on mains power.



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welcome to

Mill Road, Myland COLCHESTER

- Mid Terrace Family Home
- Five Bedrooms
- Bedroom Suite/Loft Conversion
- Two En Suite Shower Rooms
- High Gloss Kitchen/Breakfast Room
- Attractive Front & Rear Gardens
- Car Port for off Road Parking
- Sought-After Myland Location

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109991 - 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.

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