



Appleton Mews, Myland, Colchester, CO4 5ZQ

welcome to

Appleton Mews, Myland, Colchester

GUIDE PRICE £375,000 TO £400,000This excellent SEMI-DETACHED TOWNHOUSE provides GENEROUS ACCOMMODATION making the PERFECT FAMILY HOME. Situated in the POPULAR MYLAND AREA the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester North Station and the A12/A120.



Entrance

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

Entrance Hall

Radiator, tiled flooring, stairs rising to the first floor and doors leading to;

Kitchen / Dining Room

Double glazed windows to the front and rear aspects, one-and-a-half bowl sink and drainer with mixer-tap inset to the work top, brick-patterned tiled splashbacks, extensive range of wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring electric hob and cooker hood over, plumbing for a dishwasher, radiator, tiled flooring and a door leading to:

Utility Room

Door with obscure double glazed insets opening onto the rear garden, worktop, brick-patterned tiled splashbacks, wall and floor mounted cupboards (housing the Potterton boiler), plumbing for a washing machine, radiator, extractor fan and tiled flooring.

Cloakroom

Low level WC, wash hand basin with mixer-tap and cupboard under, tiled splashbacks, radiator, extractor fan and tiled flooring.

Living Room

Double glazed window to front aspect, two radiators and double glazed French doors leading to:

Conservatory

Double glazed French doors to the side opening onto the rear garden, double glazed windows to the rear and side aspects and a radiator.

First Floor Landing

Double glazed window to the front aspect, radiator, stairs rising to the second floor and doors leading to;

Bedroom One

Double glazed windows to the front and rear aspects, two built-in wardrobes, two radiators and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the rear aspect, double shower cubicle with adjustable shower head/mixer-tap and waterfall shower head over, wash hand basin with mixer-tap and drawers under, low level WC, radiator, shaver point, extractor fan, tiled walls and tiled flooring.

Bedroom Four

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

Shower Room

Obscure double glazed window to the front aspect, double shower cubicle with adjustable shower head/mixer-tap and waterfall shower head over, pedestal wash hand basin with mixer-tap, low level WC, radiator and part tiled walls.

Second Floor Landing

Double glazed Keylite skylight window to the front, radiator and doors leading to;

Bedroom Two

Double glazed dormer window to the front aspect, double glazed Keylite skylight window to the rear and a radiator.

Bedroom Three

Double glazed dormer window to the front aspect, double glazed Keylite skylight window to the rear and a radiator.

Rear Garden

The rear garden is mainly laid to lawn with an artificial lawned area, decked patio area to the rear, external tap and further access via the side gate.

Garage

The garage can be found to the side of the property with an up-and-over door to the front with power and lighting connected.

Carport

The carport can be found to the side of the property directly in front of the garage providing further off-road parking.



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Appleton Mews, Myland Colchester

- Four Double Bedrooms
- Semi-Detached Family House
- En-Suite to the Master Bedroom
- Kitchen/Dining Room
- Utility Room and Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£375,000-£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110137 - 0006

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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