

Bromley Road, Parsons Heath, Colchester, CO4 3JF

william h brown

welcome to

Bromley Road, Parsons Heath, Colchester

Offered with NO ONWARD CHAIN this exceptional SEMI-DETACHED HOUSE was built in 2018 providing a HIGH-QUALITY FINISH making the PERFECT HOME FOR FIRST TIME BUYERS situated in a POPULAR LOCATION being ideal for LOCAL SCHOOLS, shops, bus routes and the A12/A120.













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

Lobby
Radiator and doors leading to;

Cloakroom
Obscure double glazed window to the front aspect, low level WC, corner sink with mixer-tap, tiled splashbacks, radiator and extractor fan.

Open Plan Living Space

Kitchen Area
Double glazed window to the front aspect, single sink and drainer with mixer-tap inset to the worktop, range of grey high-gloss wall and floor mounted soft closing cupboards and drawers, integral fridge/freezer and washing machine, built-in electric oven, induction hob with cooker hood and Stainless Steel splashback and inset spotlights.

Lounge/ Dining Area
Double glazed French doors opening onto the rear garden, built-in understairs cupboard (housing the consumer unit) two radiators and stairs rising to the first floor.

First Floor Landing
Access to the loft and doors leading to;

Bedroom One
Double glazed window to the front aspect, built-in wardrobes and a radiator.

Bedroom Two
Double glazed window to the rear aspect and a radiator.

Bathroom
Obscure double glazed window to the side aspect, enclosed panel bath with mixer-tap and cupboard under, low level WC, chrome heated towel rail, extractor fan and part tiled walls.

Rear Garden
The rear garden is mainly laid to lawn with a paved patio area, wooden shed, external lighting and further gated access to the side.

Front Garden
The front garden is mainly laid to lawn with a paved path providing level access to the front door, boxed gas and electric meters to the side and external tap.

Parking
The block paved driveway can be found to the side of the property providing off road parking for a number of vehicles.

Agents Note
Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Bromley Road, Parsons Heath Colchester

- Two Double Bedrooms
- Modern Semi-Detached House
- High-Gloss Kitchen with Appliances
- Open Plan Living Space with French Doors
- Stylish Bathroom/WC
- Attractive Rear Garden
- Generous Block Paved Driveway
- NO ONWARD CHAIN

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

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ110131

The Property Ombudsman

Property Ref:
CSJ110131 - 0004

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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