



Charles Wright

PROPERTIES

Selling Properties the Wright Way



Mevia House 95a Military Road

Colchester, CO1 2AP

Guide price £350,000



Mevia House 95a Military Road

Colchester, CO1 2AP

Guide price £350,000



Description

An attractive three story townhouse built in a traditional style to naturally blend within this popular conservation area and conveniently located within walking distance of the local park and city centre. The property was built by a well known local developer and cleverly designed utilising high quality materials with a blend of attractive period architectural features. With particular note to the Flemish bond brickwork, peg tiled roof with deep overhang and attractive sealed unit double glazed windows. Internally the property has oak internal doors and kitchen with Neff appliances. The property also benefits from off road parking to the front and a private parking space to the rear.

Location

The property is conveniently located near the city centre of Colchester, where you can find a variety of shops, restaurants, and numerous amenities. The Old Heath Recreation Park is within walking distance of the property and central railway station is close by with connections to the mainline station to London's Liverpool Street.

Entrance Hall

10'10 x 3'3 (3.30m x 0.99m)

Stairs to first floor and radiator.

Cloakroom

6 x 2'8 (1.83m x 0.81m)

Low level wc, wall mounted wash hand basin and radiator.

Sitting Room

14'9 x 14'5 (4.50m x 4.39m)

Window to rear and French doors to rear garden, large built in cupboard and radiator.

Kitchen

10'10 x 7'4 (3.30m x 2.24m)

Window to front, Fitted units incorporating sink unit and single drainer with cupboards under, adjacent work surfaces with cupboards under and plumbing for washing machine and dishwasher. Built in Neff four ring gas hob, oven under and extractor above. Range of eye level units and radiator.

First floor Landing

Built in airing cupboard, stairs to second floor and radiator.

Bedroom Two

14'4" x 8'7" aveage (4.39m x 2.62m average)

Windows to rear, wardrobe recess and radiator.

Bedroom Three

13'7 x 7'6 (4.14m x 2.29m)

Window to front and radiator.

Bathroom

6'4 x 6'2 (1.93m x 1.88m)

Window to front, panelled bath with shower attachment, low level wc, wall mounted wash basin and chrome heated towel rail.

Second floor landing

Bedroom One

16'1 x 10'8 (4.90m x 3.25m)

Three Velux windows with blinds to rear, loft access and radiator.

Walk in closet

9 x 3'8 (2.74m x 1.12m)

Housing gas fired boiler.

Ensuite Shower Room

10'3 x 6'7 (3.12m x 2.01m)

Eaves window to front, fully tiled shower cubicle, low level wc wall mounted wash hand basin and chrome heated towel rail.

Outside and Gardens

There is a front paved driveway for off road parking with flower beds retained by a red brick

wall with wrought iron railings. The rear parking space is accessed off Myrtle Grove where there is gated access to a rear garden. The garden has a patio to immediate rear leading onto a lawned garden enclosed by panel fencing.

Agents Note

Mains electric, gas, water and drainage are connected to the property.

Tenure: Freehold

EPC: Band B

Council Tax: Band D

Local Authority: Ipswich Borough Council.



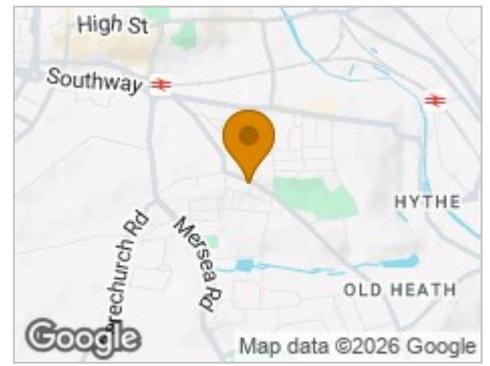
Road Map



Hybrid Map

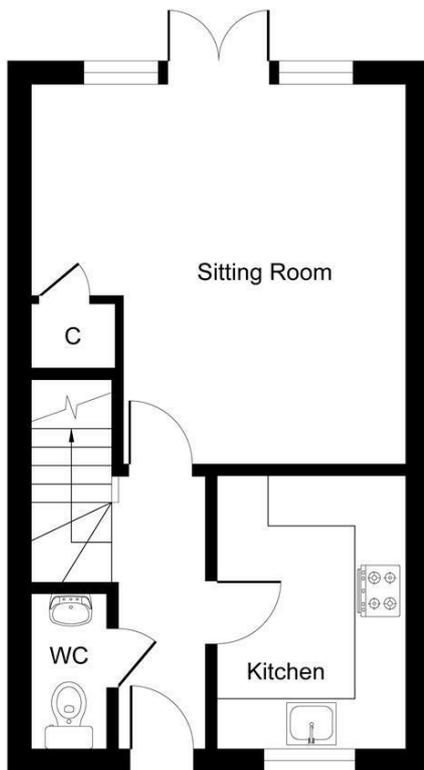


Terrain Map

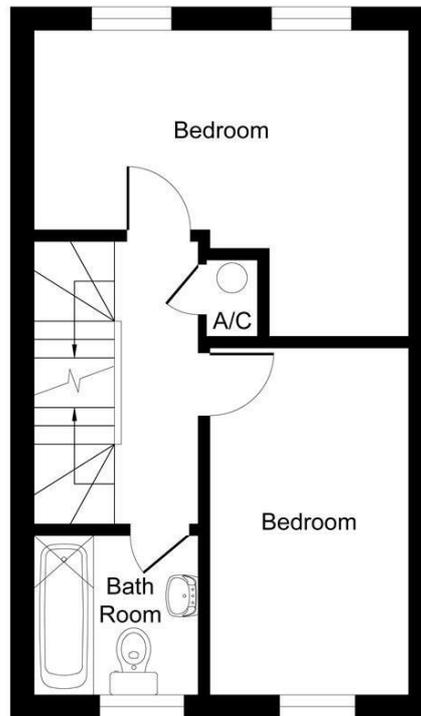


Floor Plan

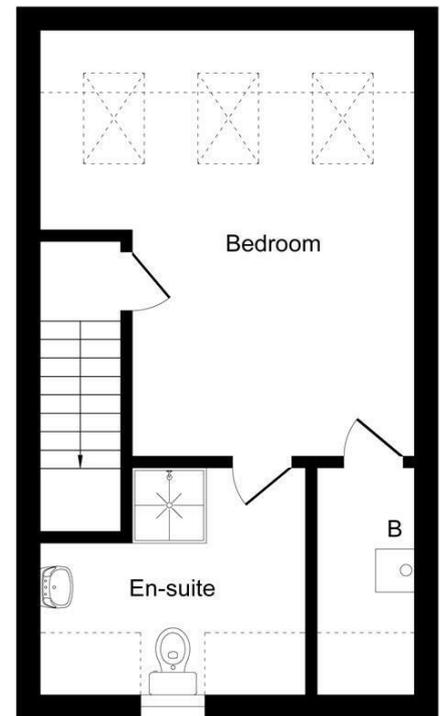
Mevia House, 95a Military Road, Colchester, CO1 2AP



Ground Floor



First Floor



Second Floor

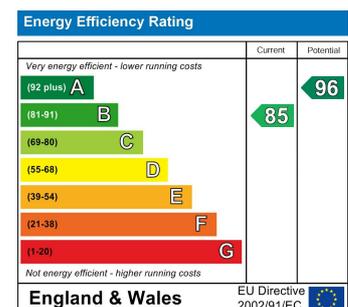
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL

Tel: 01394 446483

Email: cwp@charleswrightproperties.co.uk