



1 HENRY JOHNSTON MEWS,

COLCHESTER, ESSEX, CO3 4BT

**NP** NICHOLAS  
PERCIVAL

Offered with no onward chain, is this very well presented detached three-bedroom bungalow, set within a quiet cul-de-sac, adjacent to the popular Roman Fields area of Colchester.

The property comprises a sitting room, kitchen / breakfast room, master bedroom with ensuite, bathroom and conservatory. There is a detached single garage with electronic roller door, off road parking and an enclosed rear garden.

Gas Central Heating | EPC B

Tenure Freehold | Council Tax Band D | Cul-de-Sac Position



### Property

Located on a private road and one of just five properties is this very well-presented three-bedroom detached bungalow, which is offered with no onward chain.

The property opens to an entrance hallway that allows access to the well-appointed kitchen / breakfast room. All the appliances are integrated with the shaker style kitchen and this includes, an oven, hob and hood, fridge and freezer, dishwasher and washing machine.

Ample storage is provided by a good array of cupboards and drawers set

within an attractive wood effect work top. There are also French doors that allow access to the patio and garden beyond.

There is a spacious sitting room and conservatory to the rear that enjoys views of the garden.

Both bedrooms one and two benefit from built-in wardrobes, and the accompanying shower room to the main bedroom comprises a shower cubicle, toilet, handbasin set within a vanity unit and heated towel rail.

The third bedroom is presently utilised as a dining room.

The bathroom completes the internal accommodation and comprises a bath with shower screen, rainfall shower head and mixer hose attachment, hand basin set within a vanity unit, heated towel rail and toilet.

### Outside

Located upon a quiet cul-de-sac, to the front of the property there is a block paved driveway that provides access to the detached single garage with the added convenience of an electronic roller door.

The front garden features several roses bushes and lawn. There is gated

side access to the enclosed rear garden.

To the rear there is a patio adjacent to the kitchen / breakfast room, mature borders with the remainder laid to lawn.

### Situation

The property is located adjacent to the popular Roman Fields area of Colchester and approximately two miles from the city centre.

Colchester offers all the leisure, recreational and shopping facilities expected of a major regional centre and the mainline train station provides



an inter-city service to London Liverpool Street in around 50 minutes.

### Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their

own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.

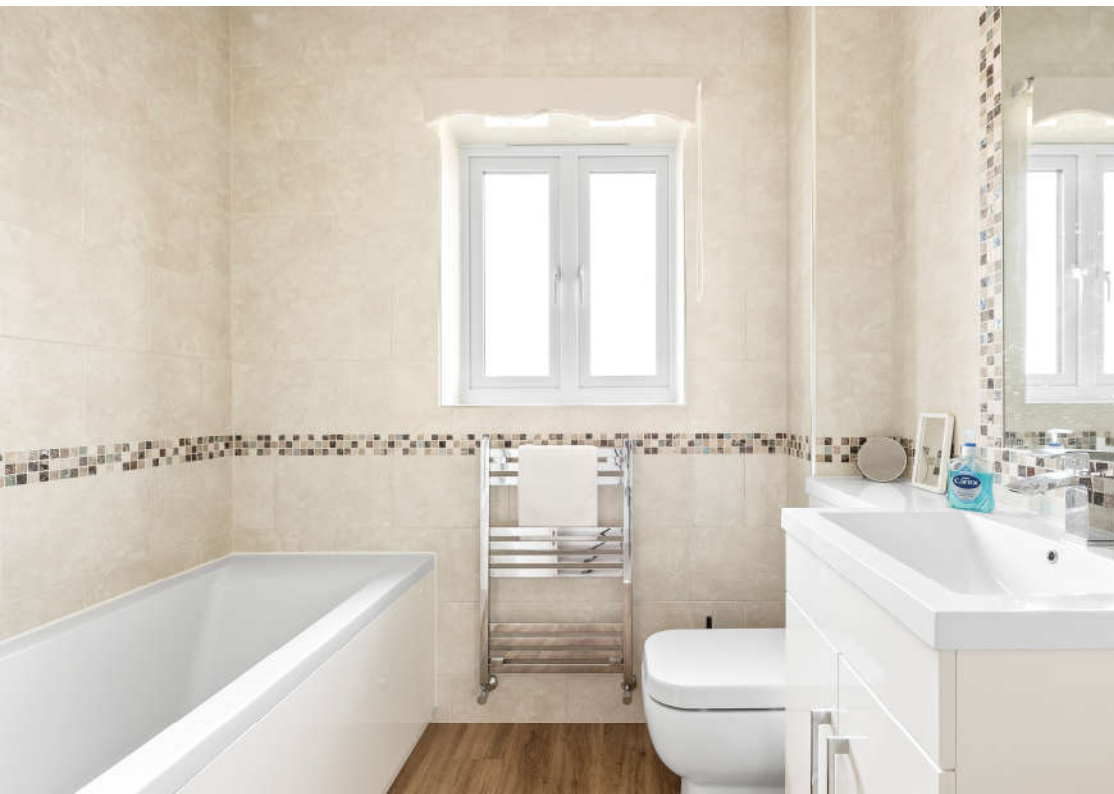


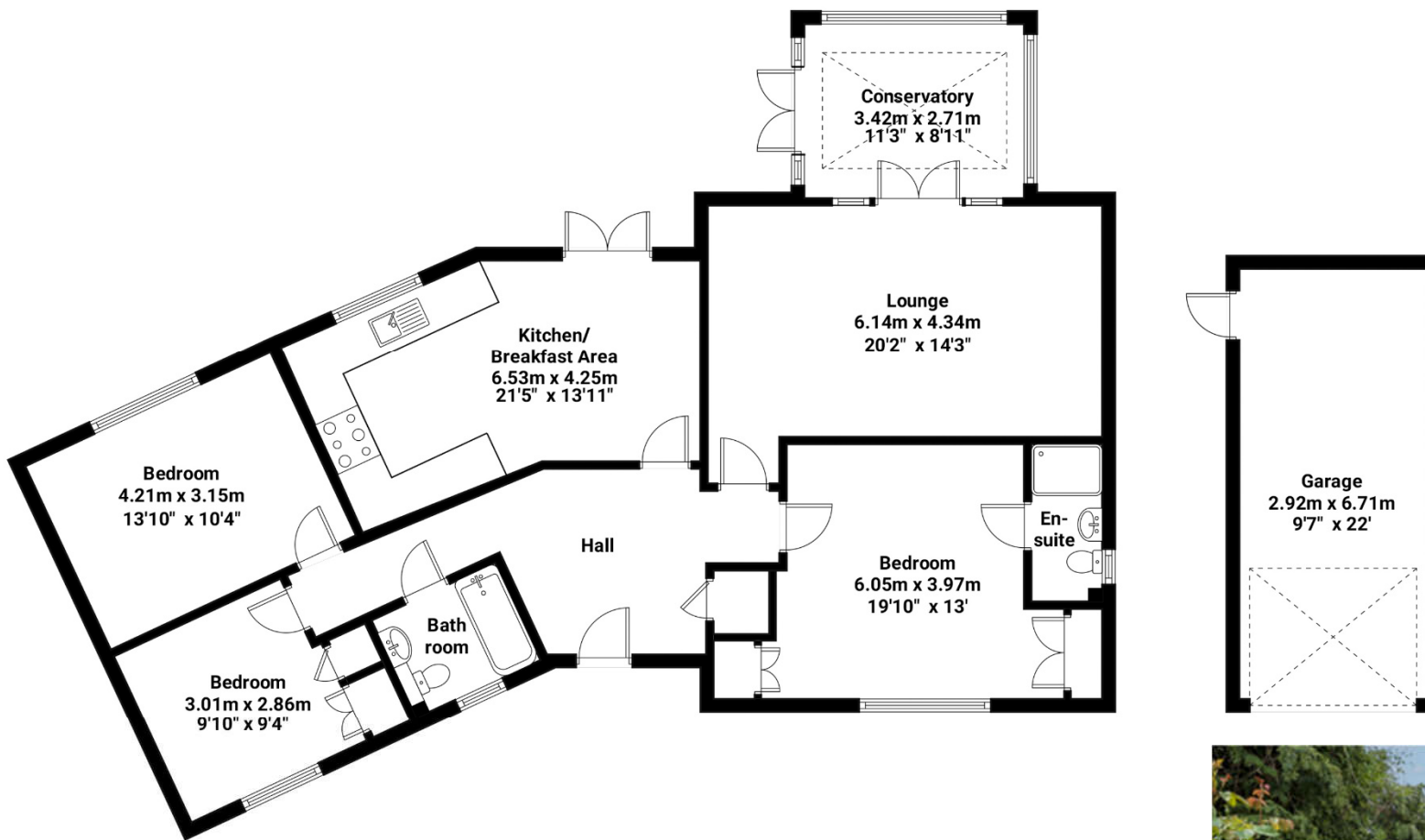


**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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## Henry Johnston Mews, Colchester

Internal area: 1212 sq.ft / 113 sq.mt

Excluded areas: Garage 211 sq.ft / 20 sq.mt

Illustration for identification purposes only. Measurements are approximate and not to scale.



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Chartered Surveyors, Estate Agents &  
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