



4 DULVERTON COTTAGES, WARREN LANE,

STANWAY, COLCHESTER, ESSEX CO3 0LN

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain is this period two bedroom mid-terrace Cottage in the popular Stanway area of Colchester. The property comprises a lounge / dining room, ground floor bathroom, kitchen and enclosed rear garden. To the rear there is off road parking for at least five vehicles in addition to the single garage.

Gas Central Heating | EPC D | Tenure Freehold

Council Tax Band B



Property

Dulverton Cottages are a small terrace of five properties located in the popular Stanway area of Colchester, and 4 Dulverton Cottages is offered to the market with No Onward Chain.

The property is approached via a small front garden an opens to a lounge / dining room, the central focus of which is the cosy open fireplace with attractive brick surround.

To the rear of the dining area is the kitchen that contains an integrated four ring gas hob, integrated oven and accompanying extractor hood. Space and plumbing is provided for a washing machine and a good array of cupboards (in the shaker style) and drawers provide storage space.

The bathroom completes the ground floor

with a bath, shower screen and mixer hose, pedestal handbasin and w/c.

Ascending the stairs there are two double bedrooms, the one to the front of the property is the main bedroom, and the second bedroom (to the rear) benefits from a small storage cupboard.

Outside

To the rear, there is a patio area adjacent to the house. The garden features mature beds and borders. A gate leads to the parking area, (for at least 5 vehicles or maybe a garden shed/greenhouse), in addition to the single garage. Please note power is NOT connected to the garage.

Situation

The property is located in Stanway, and the Tollgate and Stane Park retail centres

continue to develop and offer a range of national retailers, large supermarket, and chain restaurant establishments. Further shopping facilities are located on the Peartree Road development.

Transport connections are first rate with access to the A12, A120 and A1124, thus Chelmsford, Ipswich and Stansted Airport are all within easy reach.

The mainline train station at nearby Marks Tey offers connection to London Liverpool Street in around 50 minutes.

The historic city of Colchester is a short drive away and offers all the leisure, recreation, entertainment, and shopping facilities expected of a major regional centre.

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.

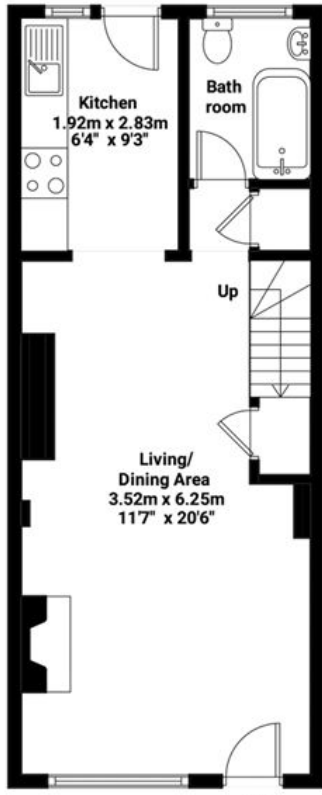


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 B. **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).

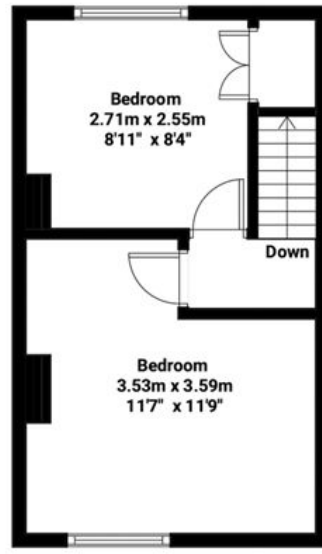
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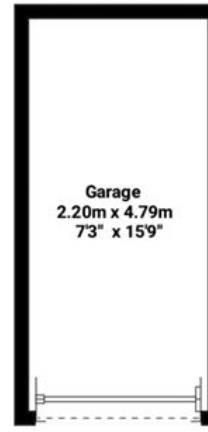




Ground Floor



First Floor



TOTAL APPROXIMATE FLOOR AREA:
681 sq ft (63.27 sq mt)
House : 567.6 sq ft (52.73 sq mt)
Garage : 113.4 sq ft (10.54 sq mt)



Dulverton Cottages, Warren Lane, Colchester

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

Nicholas Percival
 Beacon End Farmhouse, London Road,
 Stanway, Colchester, Essex. CO3 0NQ
 T: 01206 563222 E: sales@nicholaspercival.co.uk
 www.nicholaspercival.co.uk

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