



**Romford Close, Colchester CO4 0AP**

**welcome to**

**Romford Close, Colchester**

This excellent FIRST FLOOR MAISONETTE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Nestled at the end of a CUL-DE-SAC on the POPULAR BROADLANDS ESTATE the property is ideal for VARIOUS SHOPS, local schools and the A12/A120. Early viewing is highly recommended.



### **Entrance**

The property is entered via the part obscure double glazed side door leading to:

### **Lobby**

Boxed electric meter and stairs rising to the first floor.

### **Hallway**

Double glazed window to the side aspect, access to the loft, radiator and solid oak doors leading to;

### **Bedroom One**

Double glazed window to the front aspect and a radiator.

### **Bedroom Two**

Double glazed window to the front aspect, built-in cupboard and a radiator.

### **Bathroom / Wc**

Two obscure double glazed windows to the side aspect, enclosed panel bath with mixer-tap, wall-mounted electric shower with adjustable shower head, pedestal wash hand basin, low level WC, chrome heated towel rail and inset spotlights.

### **Lounge / Dining Room**

Double glazed window to the rear aspect, chimney breast, gas fireplace feature with tiled surround and a radiator.

### **Kitchen**

Double glazed windows to the rear and side aspects, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, brick patterned tiled splashbacks, white high-gloss wall and floor mounted matching cupboards and drawers, gas and

electric cooker points, plumbing for a washing machine, built-in cupboard (housing the Worcester boiler) and a radiator.

### **Rear Garden**

The gated rear garden is accessed via the shared side path and is partly laid to lawn and partly laid with chippings, flower beds to the rear and a wooden shed to the rear.

### **Parking**

An allocated parking space is provided in the parking area adjacent to the property.



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## **Romford Close, Colchester**

- Two Double Bedrooms
- First Floor Maisonette
- Lounge/Dining Room
- Stylish High-Gloss Kitchen
- Modern Bathroom/WC

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 81 years from 20 Jun 2026.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109504 - 0003

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