

oakheart

£375,000

Asking Price
Wimpole Road, Colchester



Welcome to this charming 3-bedroom bay-fronted Victorian semi-detached home, ideally situated within close proximity to Colchester city centre.

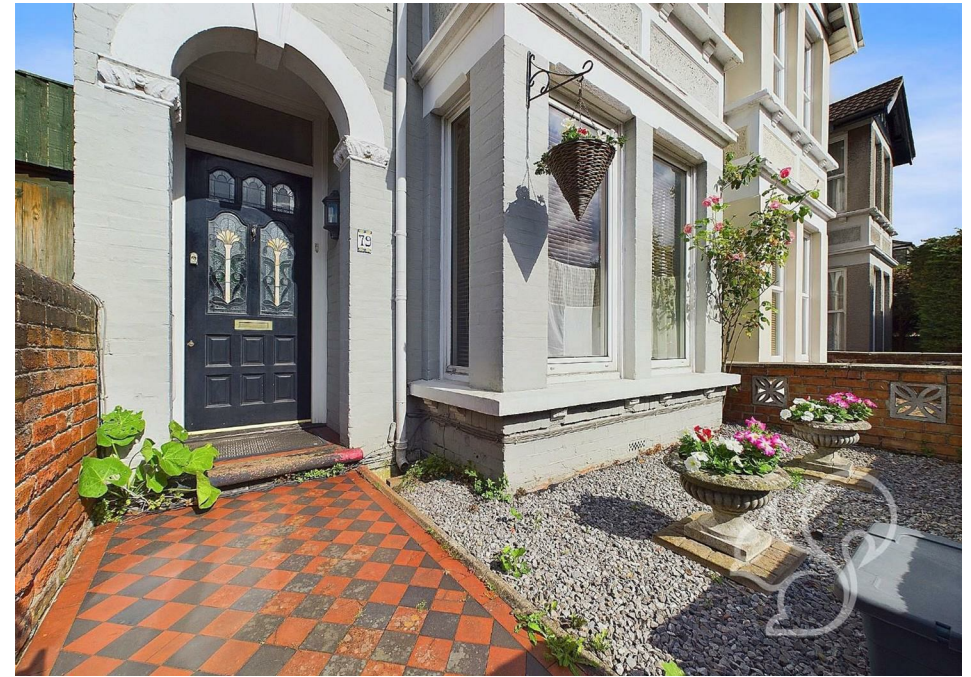
This delightful property beautifully blends period features with modern conveniences, offering a comfortable and inviting living space for a family or professional couple. Upon entering, you are greeted by a welcoming entrance hall that leads to the first of two spacious reception rooms.

The living room, featuring a stunning bay window and a charming feature fireplace, serves as a cosy and elegant space for relaxation. Adjacent to the living room, you will find the second reception room, perfect for use as a formal dining area or a versatile family room. The heart of the home is the kitchen diner, which provides ample space for cooking and entertaining. The kitchen is well-equipped and flows seamlessly into a small conservatory, offering additional space for dining or a tranquil spot to enjoy the garden views. A convenient W/C completes the ground floor layout.

Ascending to the first floor, the landing provides access to all three bedrooms. The principal and second bedrooms are both generously sized doubles, offering plenty of space for furnishings and storage. The third bedroom is a comfortable single, ideal for use as a child's room or a home office.

The family bathroom is tastefully appointed with a bath and an overhead shower, ensuring a relaxing and functional space for daily use.

Externally, the property boasts a fully enclosed courtyard garden, providing a private and low-maintenance outdoor space for leisure and entertaining. Parking is available on the street, adding to the convenience of this centrally located home. This property combines Victorian charm with modern living, making it a must-see for those looking to enjoy the benefits of city-centre living in a characterful and stylish home.

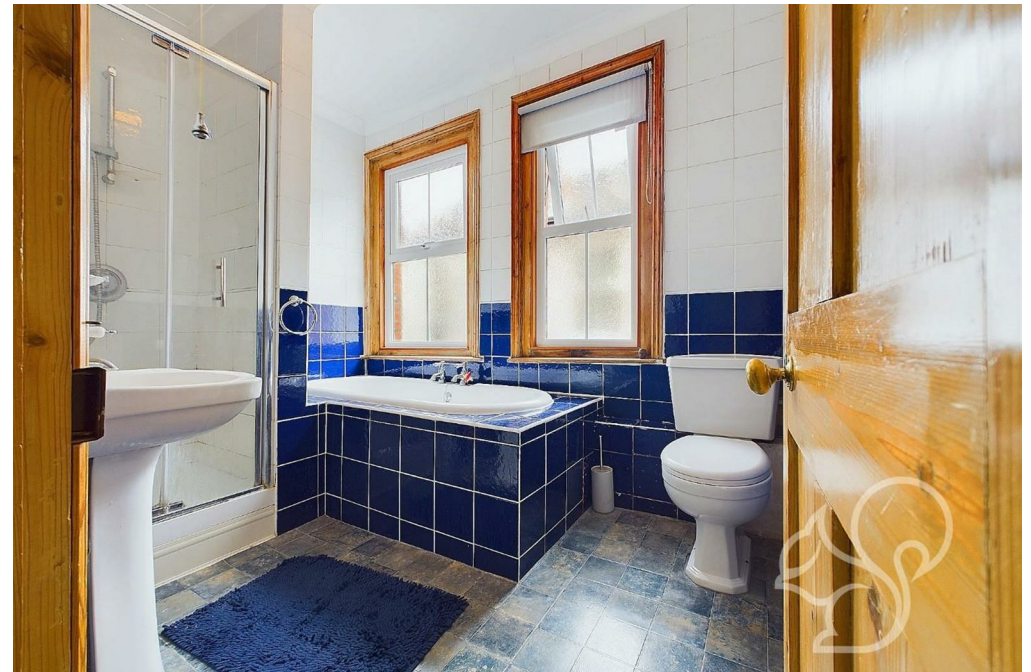




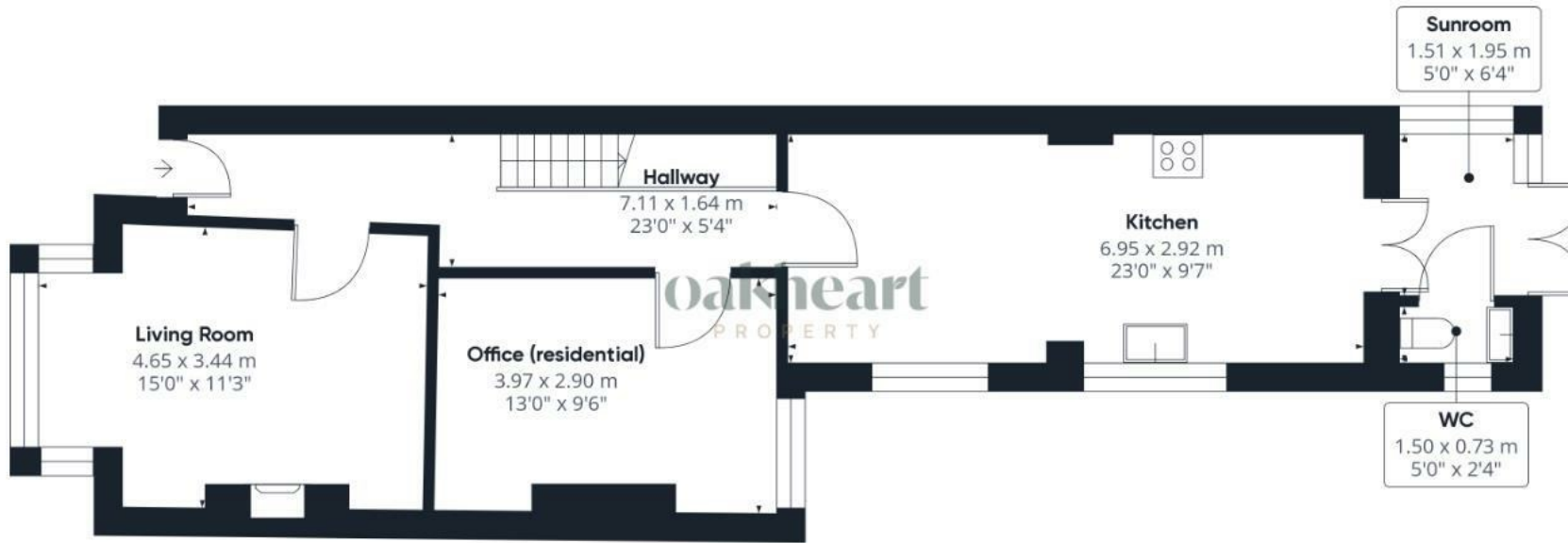












Ground Floor



Floor 1

Approximate total area⁽¹⁾

115.04 m²

1238.28 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:

Tenure:
Freehold

Council Tax Band:



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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