



Maldon Road, Colchester, CO3 3AQ

welcome to

Maldon Road, Colchester

NO CHAIN. This older style character town house is situated on the ever popular Maldon Road, within walking distance of Colchester's city centre with its range of shops, cafes, restaurants and amenities. The property is also within close proximity of St Botolphs train station and popular schooling.



Early viewing is advised of this three storey bay fronted town house offered with no ongoing chain and located in a popular location close to the city centre.

Ground floor accommodation comprises living room, dining room, kitchen and utility room. The first floor offers three good size double bedrooms, four piece family bathroom and further cloakroom. The property also benefits from a useful basement/cellar.

Externally there is an enclosed rear garden.

Entrance Door To:

Entrance Hall

Stairs to first floor, built-in storage cupboard, door to stairwell to basement, doors to:

Lounge

Irregular Shaped Room 13' 3" max x 12' 9" max (4.04m max x 3.89m)

Double glazed bay window to front, carpet, radiator, feature fireplace.

Dining Room

Irregular Shaped Room 12' 8" max x 9' 5" max (3.86m max x 2.87m)

Window to Lean-To/Utility, radiator, carpet, feature fireplace.

Kitchen

Irregular Shaped Room 11' 2" max x 9' 1" max (3.40m max x 2.77m)

Double glazed windows to side and rear, range of base and eye level units, work surfaces, inset sink and drainer unit, space for appliances, tiled flooring, radiator.

Lean-To/Utility

With window and door to rear.

First Floor Accommodation

Landing

Built-in storage cupboards, doors to:

Family Bathroom

Panel enclosed bath, vanity wash hand basin, low level w.c., corner shower cubicle, tiled floor, tiled walls, heated towel rail, double glazed window to front.

Bedroom One

Irregular Shaped Room 14' 8" max x 11' 4" max (4.47m max x 3.45m)

Double glazed bay window to front, carpet, radiator, built-in cupboard, feature fireplace.

Bedroom Two

Irregular Shaped Room 12' 7" max x 10' max (3.84m max x 3.05m)

Window to rear, carpet, radiator.

Bedroom Three

Irregular Shaped Room 11' 5" max x 9' max (3.48m max x 2.74m)

Window to side, window to rear, carpet, radiator.

Cloakroom

Low level w.c., tiled walls and floor, heated towel rail, window to side.

Basement

There is a cellar/basement with bay window to front and storage.

Outside

The property benefits from rear garden which is enclosed by fencing.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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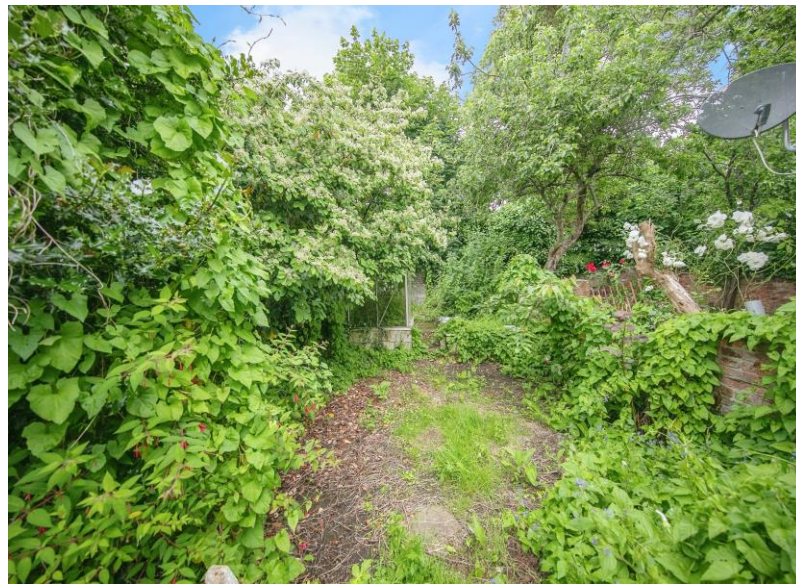
Maldon Road, Colchester

- Three Storey Bay Fronted Home
- Two Reception Rooms
- Kitchen & Utility
- Three Good Size Bedrooms
- Bathroom & Cloakroom
- Basement/Cellar
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119792 - 0003

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