



WICKHAM ROAD, COLCHESTER, CO3

GUIDE PRICE £260,000







This two bedroom, well presented, end terraced house with vacant possession upon completion, is ideally situated within walking distance to schools and the City Centre, it benefits from having two reception rooms, a galley kitchen, two double bedrooms, family bathroom off the main bedroom, gas central heating and on road permit parking. Externally this property has a large rear enclosed garden with a good-sized shed. laid to lawn and patio area. An early viewing is advised to appreciate the property to offer!

#### ENTRANCE HALL

UPVC double glazed door into.



#### LOUNGE

11' 1" x 11' 1" (3.38m x 3.38m) UPVC double glazed window to the front, fitted carpet, 1 x radiator.

#### DINING ROOM

13' 9" x 11' 1" (4.19m x 3.38m) UPVC double glazed window to the rear, open fireplace, wooden flooring, radiator.



### KITCHEN

10' 4" x 6' 3" (3.15m x 1.91m) UPVC double glazed window to the rear, UPVC double glazed window to the rear, eye level and base units with over worktops, gas hob/ oven, extractor fan, inset stainless steel sink, washing machine, dishwasher, space for Fridge/ freezer, gas boiler, wooden flooring.

### UTILITY ROOM/ CLOAKROOM

6' 9" x 5' 4" (2.06m x 1.63m) UPVC double glazed windows, hand wash basin. low level wc, wood flooring.



### BEDROOM ONE

11' 1" x 11' 1" (3.38m x 3.38m) UPVC double glazed window to the front, fitted carpet, 1 x radiator.

### BEDROOM TWO

11' 1" x 11' 1" (3.38m x 3.38m) UPVC double glazed window to the rear, fitted carpet, radiator, door into bathroom.

### BATHROOM

10' 4" x 6' 3" (3.15m x 1.91m) UPVC double glazed window to the rear, corner bath with electric shower, low level wc, hand wash basin, tiled throughout, airing cupboard, wood effect flooring.



### GARDEN

Large enclosed rear garden, laid to lawn, patio area and large shed.

### PARKING

On road permit parking.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		