



Dickenson Road, Colchester

This handsome 3 bed property has been thoughtfully designed with versatile living space and situated within striking distance of excellent schools, shops and transport links.

Guide price £400,000

Dickenson Road

Colchester, CO4



- Immaculately presented
- Parking
- 2 Receptions
- WC on ground floor
- Garage
- Walking distance to Mainline Railway station & Colchester General Hospital
- 3 Bedrooms
- Sunny garden
- Walking distance to David Loyd & Colchester Golf Club
- 2 Bathrooms

The Property

Modern three-storey mid-terrace townhouse of approximately 111.8 sq. m. (1203.7 sq. ft.) plus garage, well-presented throughout with neutral décor and quality finishes. The ground floor comprises an entrance hall with understairs storage, WC with half-height tiling, a front-aspect study/dining room, and a kitchen/dining room with light wood units, tiled splashbacks, range-style cooker, integrated appliances, and French doors to the rear garden. The first floor offers a generous living room with rear-aspect windows, finished with walnut flooring, and a front-aspect double bedroom currently used as a guest/day room. The second floor features a rear-aspect principal bedroom with fitted wardrobes and a modern en-suite shower room with metro tiling, a front-aspect double bedroom with wood-style flooring, and a family bathroom with a three-piece suite, shower over bath, vanity storage, and large format cream tiling. Externally, the property has a cream and buff brick façade with red brick detailing, a canopy porch, a small front approach with planters, and a garage to the rear with garden access.

The Outside

Step into a charming, low-maintenance outdoor retreat, thoughtfully designed for easy living. This west-facing garden enjoys plenty of afternoon and evening sunshine, perfect for relaxing or entertaining. Fully paved for convenience, the space is beautifully enhanced with an array of mature potted plants, shrubs, and small trees, creating a lush and colourful setting the owners can get creative with. There is also a small feature pond and a rear gate for access to the parking and garage.

The Area

Nestled in the sought-after neighbourhood of Mile End, Colchester, this property offers the perfect blend of suburban living and modern convenience. Known for its family-friendly charm, the area boasts a welcoming community atmosphere and is surrounded by everything you need for a comfortable lifestyle.

Top-rated schools are within easy reach, making this location ideal for families. Local shops, supermarkets, and healthcare facilities ensure everyday essentials are close at hand. For those who love the outdoors, nearby parks and green spaces provide the perfect setting for strolls, picnics, and playtime with the kids.

Just a short journey away, the Colchester town centre beckons with its vibrant array of shops, restaurants, and cultural landmarks, including the historic Colchester Castle. Commuters will appreciate the excellent transport links, with Colchester North Station offering direct rail services to London, and the A12 providing seamless road connections.

Further Information

Tenure - Freehold

Council Tax - Colchester Band D

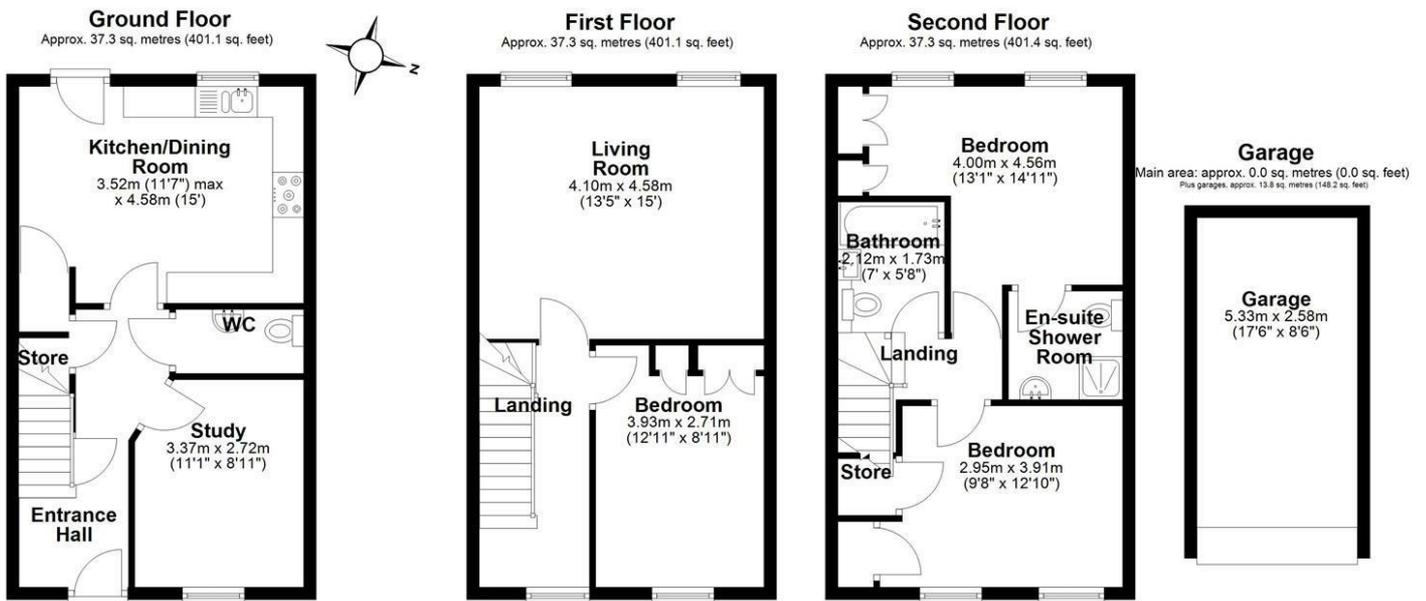
Mains Sewerage, Electricity, Gas and Water

Construction - Brick

Sellers position - need to secure an onward property



Floor Plan



Main area: Approx. 111.8 sq. metres (1203.7 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(82-91) A			Very environmentally friendly - lower CO ₂ emissions	(81-91) A		
	(61-81) B				(69-80) B		
	(49-60) C				(55-68) C		
	(35-48) D				(38-54) D		
	(21-34) E				(21-36) E		
	(11-20) F				(11-20) F		
Not energy efficient - higher running costs	(1-10) G			Not environmentally friendly - higher CO ₂ emissions	(11-20) G		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	