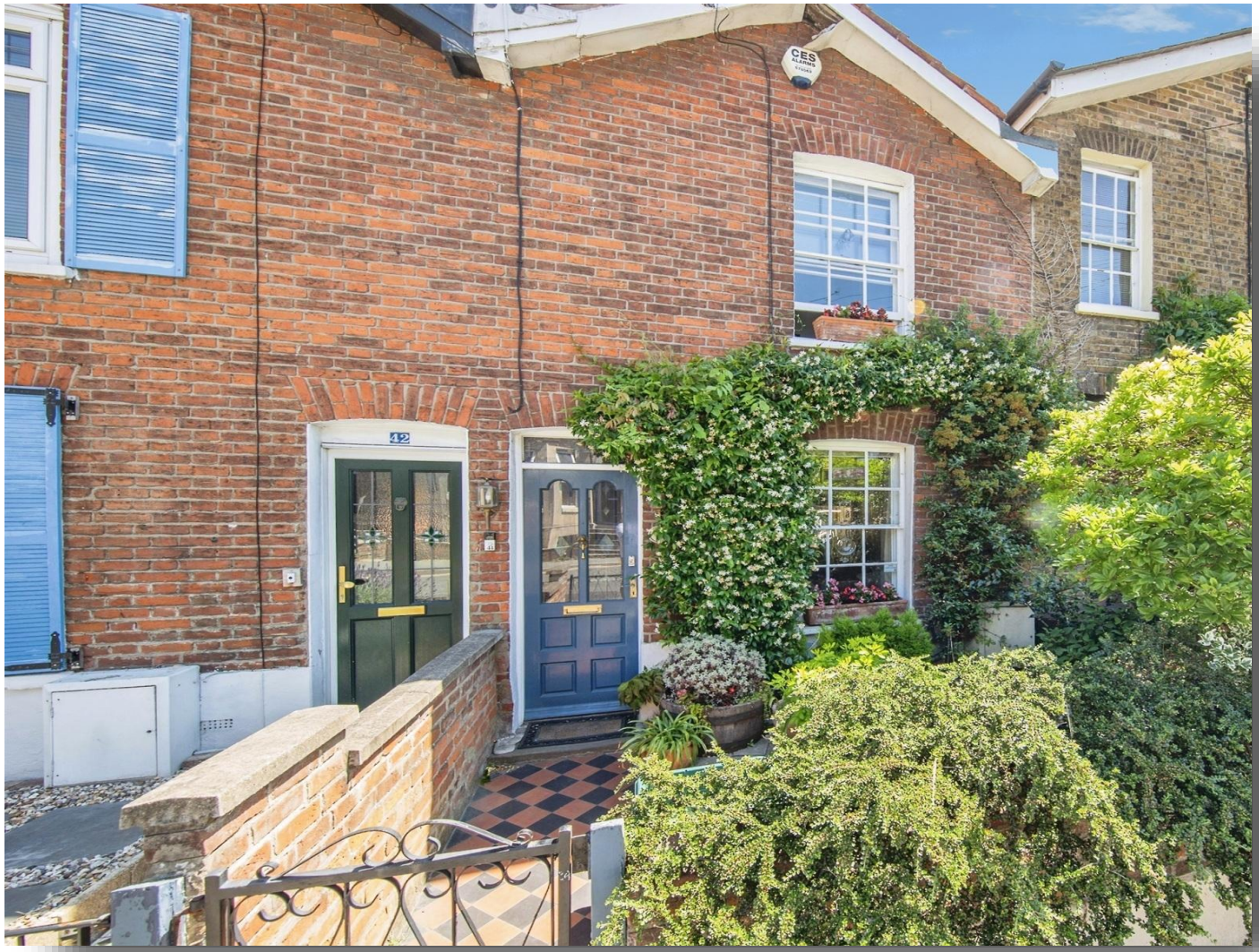

Maldon Road, Colchester, CO3 3AG

william h brown

welcome to

Maldon Road, Colchester

This deceptively spacious terraced house is situated on the popular Maldon Road area, offering excellent access to the city centre and popular schools. The property is well presented and offers plenty of character and charm.

Early viewing is advised of this character home situated in a popular location with good access to amenities and transport links. Ground floor accommodation comprises living room, dining room, kitchen/family room with doors onto the garden and cloakroom. The first floor offers two good size double bedrooms and a four piece family bathroom. Externally there is a lovely enclosed rear garden and workshop.

Entrance Door To:

Living Room
Sash window to front, wooden flooring, feature fireplace with double sided electric fire stove, feature brickwork to one wall, radiator, leading to:

Dining Room
Wooden flooring, stairs to first floor, feature brickwork and electric fire stove (from Living Room), radiator, leading to:

Kitchen / Family Room
Kitchen area with range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with hose mixer tap, inset hob with extractor over, integrated oven and microwave, space for appliances, built-in cupboard, tiled floor, door to Cloakroom. Family area with tiled floor, radiator, lantern roof window, double glazed doors to rear garden.

Cloakroom
Low level w.c., wash hand basin.

First Floor Accommodation

Bedroom One
Sash window to front, carpet, radiator, built-in cupboards, feature fireplace.

Bedroom Two
Two sash windows to rear, carpet, radiator, lantern window, feature stained glass window panel to bathroom.

Bathroom
Four piece suite comprising panel enclosed bath with shower head attachments, shower cubicle, wash hand basin set into vanity unit with cupboards below and concealed cistern w.c., tiled floor, half tiled walls, heated ladder towel rail, feature stained glass window panel to bedroom, two lantern windows.

Outside
Entrance gate gives access to a chequered tiled pathway to entrance door and a small front courtyard garden area with attractive shrubs and plants.

There is a pretty enclosed paved rear garden with raised beds, mature trees, shrubs and flowers providing an idyllic space for relaxing and al fresco dining. There is also a generous workshop/outbuilding.

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Ground Floor **First Floor** **Outbuilding**

Total floor area 109.9 m² (1,183 sq.ft.) approx

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.propertybox.io

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welcome to

Maldon Road, Colchester

- Character Home In Popular Location
- Two Receptions
- Kitchen/Family Room
- Ground Floor Cloakroom
- Two Double Bedrooms
- Four Piece First Floor Bathroom
- Enclosed Garden With Workshop

Tenure: Freehold EPC Rating: C
Council Tax Band: B

directions to this property:

Refer to map

Guide Price

£300,000 - £325,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CCS121624 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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