

oakheart



£130,000

Offers In Excess Of
Maldon Road, Colchester

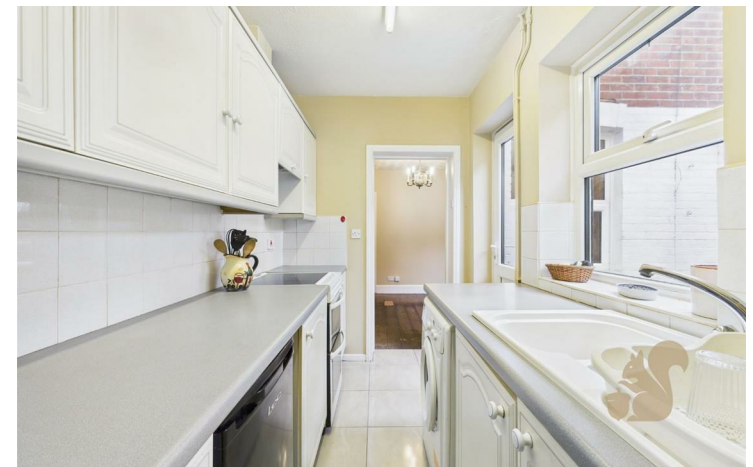
Offered with no onward chain and situated on the ever-popular Maldon Road, this two-bedroom terraced home presents a fantastic opportunity for buyers looking to put their own stamp on a property. In need of cosmetic renovation, this characterful home is ideally located within walking distance of Colchester City Centre, and both Colchester North and Town railway stations, offering direct links to London Liverpool Street – making it an ideal choice for commuters and city lovers alike.

Upon entry, you're welcomed into a traditional layout featuring a comfortable lounge, a separate dining room, and a ground floor WC. To the rear, a galley-style kitchen opens out to the private walled courtyard garden, perfect for easy outdoor living.

Upstairs, you'll find two generous double bedrooms. The front bedroom benefits from a built-in wardrobe, while the rear bedroom boasts full-length fitted wardrobes and access to a spacious en-suite bathroom complete with bath and shower

over, WC, wash basin, and a built-in storage cupboard.

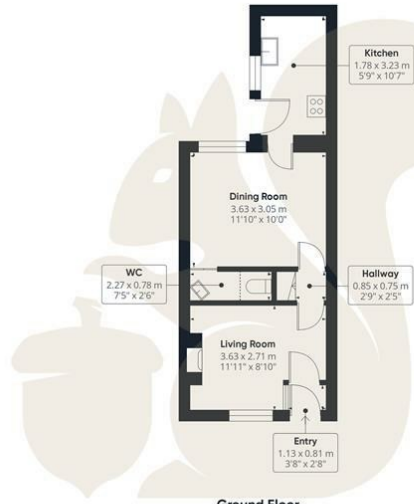
The enclosed courtyard garden offers a low-maintenance outdoor space, ideal for potted plants or alfresco seating. Permit parking is available on nearby roads.



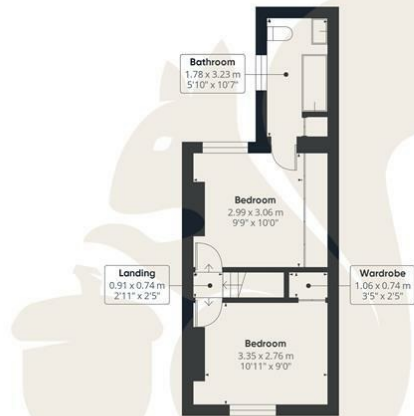








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

57.1 m²
615 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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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