

oakheart



£400,000

Guide Price

Maldon Road, Colchester

Guide Price: £400,000 - £425,000

Situated in the highly sought-after Maldon Road area of Colchester, this well-presented four/five-bedroom semi-detached townhouse offers spacious and versatile living across three floors. Combining generous accommodation with a prime city location, the property is ideal for families and professionals alike.

The property is within easy reach of several highly regarded private and state schools, making it particularly appealing for families. The historic city centre of Colchester is also within comfortable walking distance, offering a wide range of independent shops, restaurants, cafés and cultural attractions, as well as a mainline railway station with direct links to London. Parks, leisure facilities and

convenient road connections are also nearby.

Upon entering, a bright and welcoming entrance hall leads through to a convenient downstairs cloakroom. The modern fitted kitchen includes integrated appliances, while the dual-aspect living and dining area creates a light and inviting space for both everyday living and entertaining, enhanced by bespoke finishes.

The first floor offers two generous double bedrooms and a contemporary family bathroom. The top floor features the impressive principal bedroom with its own en-suite shower room, along with two further well-proportioned

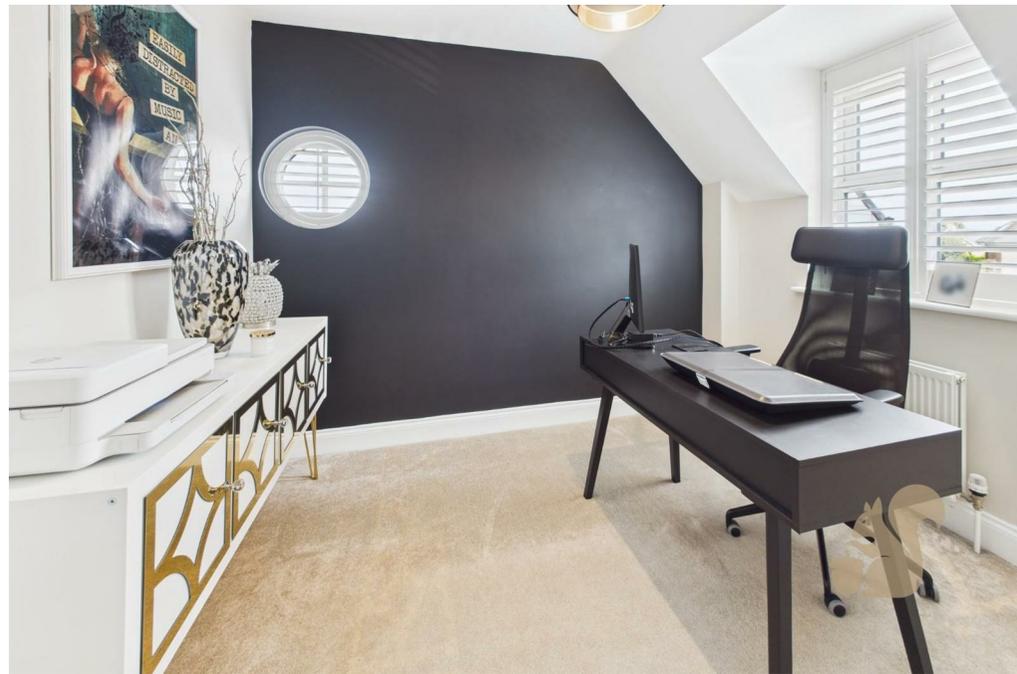
bedrooms, offering flexibility for use as bedrooms, a home office or dressing room. Bespoke window shutters throughout add both character and practicality.

Externally, the front garden, enclosed by cast iron railings and mature hedging, provides attractive kerb appeal. To the rear, a private, low-maintenance courtyard garden with artificial lawn offers a pleasant outdoor space. Gated access leads to two allocated parking spaces, with additional visitor parking available.

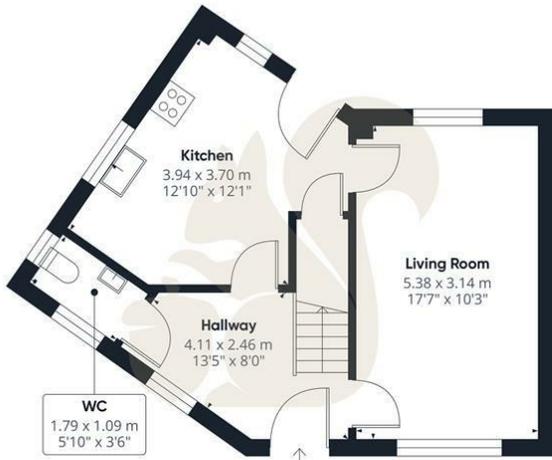
A fantastic opportunity to acquire a spacious townhouse in a desirable Colchester location, offering both convenience and flexible living.



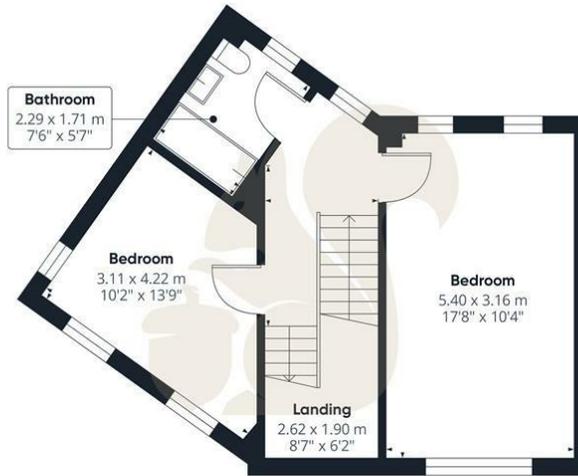








Ground Floor



Floor 1



Floor 3

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Approximate total area⁽¹⁾

116.2 m²
1251 ft²

Reduced headroom

0.2 m²
2 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:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(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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